

RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601	TAX STATEMENTS TO: James Morgan Jr. P. C. Box 79 Chiloquin, OR 97624	CLERK'S STAMP:
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-BARGAIN AND SALE DEED-

James Morgan, Sr. and Dorothy Morgan, Grantors, convey to James Morgan, Sr. and Dorothy Morgan, husband and wife, and James Morgan, Jr., tenants in common with right of survivorship, Grantees, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

See attached Exhibit "A."

The true and actual consideration for this transfer is estate plan.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

DATED this 15 day of June, 1997.

James Morgan Jr.
 James Morgan, Jr., attorney-in-fact for James Morgan, Sr.

James Morgan Jr.
 James Morgan, Jr., attorney-in-fact for Dorothy Morgan

STATE OF OREGON)
) ss. June 15, 1997.
 County of Klamath)

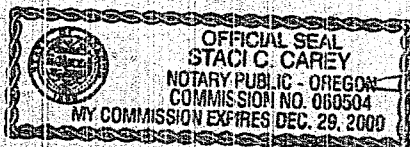
Personally appeared, James Morgan, Jr., attorney-in-fact for James Morgan, Sr., and acknowledged the foregoing instrument to be his voluntary act and deed. Before me:



[Signature]
 Notary Public for Oregon
 My Commission expires: 12-29-2000

STATE OF OREGON)
) ss. June 15, 1997.
 County of Klamath)

Personally appeared, James Morgan, Jr., attorney-in-fact for Dorothy Morgan, and acknowledged the foregoing instrument to be his voluntary act and deed. Before me:



[Signature]
 Notary Public for Oregon
 My Commission expires: 12-29-2000

97 JUN 27 P3:32

EXHIBIT "A"
LEGAL DESCRIPTION

The $E\frac{1}{2}$ $E\frac{1}{2}$ $SE\frac{1}{2}$ $NW\frac{1}{2}$ $NE\frac{1}{2}$; $E\frac{1}{2}$ $E\frac{1}{2}$ $NE\frac{1}{2}$ $SW\frac{1}{2}$ $NE\frac{1}{2}$ lying North of the center line of Sprague River, in Section 35, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon. LESS AND EXCEPT any portion lying within Chiloquin Ridge Road.

Code 118 3407-35A0 1300 Key No. 204889

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways.
2. Right, title or interest of the public, including governmental bodies in and to that portion of said premises lying below the ordinary high water line of the Sprague River and public rights or fishing and recreation in and to the shoreline of said river.
3. Reservations, including the terms and provisions thereof, as set forth in Land Status Report, recorded November 3, 1958 in Book 305 at page 668, Deed Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Brandsness et al the 27th day
of June A.D., 19 97 at 3:32 o'clock P. M., and duly recorded in Vol. M97
of Deeds or Page 20183.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Rosen