

BARGAIN AND SALE DEED

Douglas Carpa, trustee of the Juanita and Associate Trust, trustee of the Hall Holding Trust, Juniper Holding Trust, Mountain Holding Trust, Orchard Holding Trust, Park Holding Trust, River Holding Trust, Start Holding Trust, and Viewpoint Holding Trust; I. F.

RODGERS and RAD R. RODGERS, beneficiaries of The Quarter Circle Ranch Management

Trust; Douglas Carpa, trustee of American Common Trust, trustee of The Quarter Circle

Ranch Management Trust; and Enrique Almodovar, trustee of Contract Administrators Trust,

settlor of The Quarter Circle Ranch Management Trust, beneficiary of the Hall Holding Trust,

Juniper Holding Trust, Mountain Holding Trust, Orchard Holding Trust, Park Holding Trust,

River Holding Trust, Start Holding Trust, and Viewpoint Holding Trust; and Robert L.

Talbot, trustee of the American Liberator Trust, settlor of the Hall Holding Trust,

Juniper Holding Trust, Mountain Holding Trust, Orchard Holding Trust, Park Holding Trust,

River Holding Trust, Start Holding Trust, and Viewpoint Holding Trust; hereinafter called

GRANTORS, do hereby grant, bargain, convey and release unto I. F. RODGERS & SONS,

GRANTEE, its successors and assigns, the real property described in the attached Exhibit A,

together with the improvements situated thereon, and also the estate therein which the

Trustees have or have power to convey or dispose of as Trustees in the aforementioned trusts,

if any, to have and to hold the same unto the said GRANTEE and GRANTEE's successors

and assigns forever.

This conveyance is subject to all existing encumbrances including zoning ordinances, easements, conditions, and restrictions of record and is made without any warranties or representations whatsoever.

This deed is intended as a conveyance, absolute in legal effect as well as in form, of the title to said property to GRANTEE and not as a mortgage, trust deed, or security device of any kind and that possession of said premises is hereby surrendered to GRANTEE, and that in executing this deed the GRANTORS are not acting under any misapprehension as to the effect hereof nor under any duress, undue influence or misrepresentation by the GRANTEE or its agents, partners, or attorneys.

True consideration for this conveyance is \$0.00.

It is understood by the GRANTORS and GRANTEE that this conveyance is intended to restore to GRANTEE its interest in the subject real property transferred to the trusts named above for no consideration.

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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.

DATED this 23rd day of June, 1997.

Douglas Carpa, Trustee
Douglas Carpa, Trustee

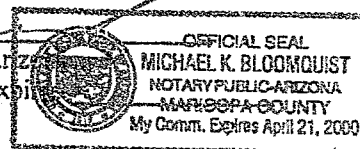
STATE OF ARIZONA)

) ss.

County of Maricopa)

SUBSCRIBED AND SWORN TO before me this 23rd day of June, 1997 by Douglas Carpa, Trustee

Michael K. Bloomquist
Notary Public of Arizona
My Commission Expires



I. F. Rodgers
I. F. Rodgers

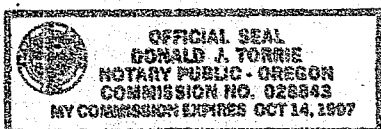
Rad R. Rodgers
Rad R. Rodgers

STATE OF OREGON)

) ss.

County of Klamath)

SUBSCRIBED AND SWORN TO before me this 21 day of July, 1997 by I. F. Rodgers and Rad R. Rodgers.



Donald J. Torrie
Notary Public of Oregon
My Commission Expires: 10-14-97

Enrique Almodovar

STATE OF ARIZONA)
) ss.
County of Maricopa)

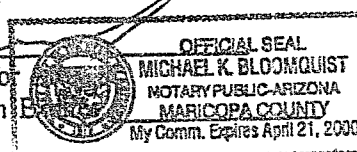
SUBSCRIBED AND SWORN TO before me this ____ day of June, 1997 by Enrique Almodovar.

Notary Public for Arizona
My Commission Expires: _____

STATE OF ARIZONA)
) ss.
County of Maricopa)

SUBSCRIBED AND SWORN TO before me this 23rd day of June, 1997 by Douglas Carpa, *Trustee*

Notary Public for
My Commission Expires: _____

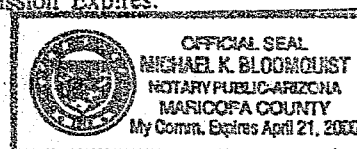


STATE OF ARIZONA)
) ss.
County of Maricopa)

SUBSCRIBED AND SWORN TO before me this 15th day of July, 1997 by Robert L. Talbot, *William*

Notary Public for Arizona
My Commission Expires: _____

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ADDENDUM "A"

PARCEL 1: Deleted

PARCEL 2:

The SW1/4 SW1/4 of Section 13, Township 41 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 4113 00000 03000
(covers other property)

PARCEL 3:

The W1/2 NE 1/4 SW1/4 and SE1/4 NE1/4 SW1/4 of Section 30, Township 40 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 4013 03000 00700

PARCEL 4:

Government Lot 4 and the SE1/4 of the SW1/4 of Section 30, Township 40 South Range 13 East of the Willamette Meridian, Klamath County, Oregon.

The SW1/4 NE1/4; the E1/2 NW1/4; Government Lot 1; and the N1/2 of the SE1/4 of Section 31, Township 40 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon,
EXCEPTING THEREFROM:

A tract of land situated in Section 31, Township 40 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point of the South line of the SE1/4 NE1/4 of said Section 31 from which point the Southeast corner of said SE1/4 NE1/4 bears South 89 degrees 28' 07" East, 1061.26 feet; thence the following courses and distances; South 18 degrees 44' 08" East 590.47 feet; South 23 degrees 04' 51" East, 385.43 feet; South 20 degrees 08' 02" East, 275.85 feet; South 01' 00" East, 153.92 feet to a point on the North Line of Lot 7 of said Section 31; thence North 89 degrees 31' 10" West on said North Line, 663.22 feet; thence leaving said North Line on the following courses and distances: North 61 degrees 11' 14" West, 165.10 feet; North 29 degrees 33' 57" West, 284.64 feet; North 40 degrees 30' 09" West, 181.16 feet; North 53 degrees 21' 02" West, 141.88 feet; North 76 degrees 48' 07" West, 611.43 feet; North 07 degrees 51' 21" West, 213.86 feet; North 24 degrees 14' 23" West 611.89 feet; North 10 degrees 03' 08" West, 254.20 feet; North 23 degrees 20' 05" West, 133.80 feet; North 10 degrees 15' 35" West, 294.26 feet; North 05 degrees 49' 53" East, 286.90 feet; North 14 degrees 52' 21" West, 307.33 feet; North 81 degrees 42' 04" East, 246.78 feet; South 41 degrees 01' 39" East, 209.85 feet; South 57 degrees 28' 17" East, 1075.61 feet; South 50 degrees 45' 53" East 327.70 feet to a point on the West Line of said SE1/4 NE1/4; thence South 00 degrees 57' 48" East on said West Line, 472.33 feet to the Southwest corner of said SE1/4 NE1/4; thence South 89 degrees 28' 07" East of the South Line of said SE1/4 NE1/4, 266.02 feet to the point of beginning.
(1988 Pope)

The NW1/4 SE1/4 and the S1/2 SE1/4 of Section 32 Township 40 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

The SW1/4 SW1/4 and beginning at a point at the Northwest corner of the SE1/4 SW1/4; thence diagonally Southeasterly to the Southeast corner of the SE1/4 SW1/4; thence Westerly along the South boundary of the SE1/4 SW1/4 to the Southwest corner of the SE1/4 SW1/4; thence Northerly along the West boundary of the SE1/4 SW1/4 to the point of beginning, in Section 33, Township 40 South, Range 13, East of the Willamette Meridian, Klamath County, Oregon.

The SE1/4 NE1/4 of Section 2, Township 41 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

Government Lot 2, in Section 2, Township 41 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

The SW1/4 NE1/4; Government Lot 4; the S1/2 NW1/4; and the S1/2 of Section 2, Township 41 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

All of Section 3, Township 41 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

Government Lots 1, 2, and 3; the S1/4 NE1/4; the SE1/4 NW1/4; and the SE1/4 of Section 4, Township 41 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

Government Lot 4; the SW1/4 NE1/4; and the SW1/4 of Section 4, Township 41 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

Government Lots 1, 2, and 3; the S1/2 NE1/4; the SE1/4 NW1/4 and the N1/2 SE1/4 of Section 5 Township 41 South, Range 13 East of the Willamette Meridian, Klamath county, Oregon.

The E1/2 NE1/4 of Section 8, Township 41 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

The W1/2 NW1/4 of Section 9, Township 41 South Range 13 East of the Willamette Meridian, Klamath County, Oregon.

The NE1/4; the E1/2 W1/2; and the S1/2 SE1/4 of Section 9 Township 41 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

The N1/2 SE1/4 of Section 9, Township 41 South Range 13 East of the Willamette Meridian, Klamath County, Oregon.

The N1/2; and the SW1/4 of Section 10, Township 41 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon

The SE1/4 of Section 10, Township 41 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

All of Section 11, Township 41 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

The W1/2 W1/2 of Section 12 Township 41 South Range 13 East of the Willamette Meridian, Klamath County, Oregon.

The W1/2 NW1/4; the NW1/4 SW1/4 of Section 13, Township 41 South, Range 13 East of the

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Willamette Meridian, Klamath County, Oregon.

The NE 1/4; the NW1/4 NW1/4; the S1/2 NW1/4; and the S1/2 of Section 14, Township 41 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

Beginning at a point on the Northwest corner of SE1/4 SE1/4; thence Easterly along the North Boundary of SE1/4 SE1/4 to the Northeast corner of SE1/4 SE1/4; thence Southerly to the Southeast corner of SE1/4 SE1/4; thence Diagonally Northwesterly to the point of beginning; Section 15, Township 41 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

The NE1/4; the E1/2 NW1/4; the N1/2 SE1/4 of Section 15, Township 41 South, Range 13 east of Willamette Meridian, Klamath County, Oregon.

The W1/2 NW1/4; the NE1/4 SW1/4 and beginning at a point at the Northwesterly corner of the NW1/4 SW1/4; thence Easterly along the North boundary of the NW1/4 SW1/4 to the Northeast corner of the NW1/4 SW1/4; thence Southerly to the Southeast corner of the NW1/4 SW1/4; thence diagonally northwesterly to the point of beginning of Section 15, Township 41 South, Range 13, East of the Willamette Meridian. Klamath County, Oregon.

Government Lot 1; and beginning at the Northwest corner of SE1/4 NE1/4; thence Easterly along the North boundary of the SE1/4 NE1/4 to the Northeast corner of the SE1/4 NE1/4; thence Southerly to the Southeast corner of the SE1/4 NE1/4; thence diagonally Northwesterly to the point of beginning. Also beginning at a point at the Northwest corner of the NW1/4 NE1/4; thence Easterly along the North boundary of the NW1/4 NE1/4; to the Northeast corner of the NW1/4 NE1/4; thence Southerly to the Southeast corner of the NW1/4 NE1/4; thence diagonally Northwesterly to the point of beginning, Section 16 Township 41 South Range 13, East of the Willamette Meridian, Klamath County, Oregon.

The SE1/4 NE1/4 NE1/4 SW1/4, the NW1/4 NE1/4 NE1/4 SW1/4 and the SW1/4 NE1/4 NE1/4 SW1/4 of Section 30, Township 40 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

This description includes land in Township 41 South, Range 13 East of Willamette Meridian including Land Patents #359534, 1108229, 4540, 4725, 359535, 386628, 4075612 466306, 4642, 4670, 4717, 359535, 386628, 407561, 466306, 462, 4670, 4717, 4723, 4866, 4960, 5000, 4889, 4858, 4648, 4826, 5043, 4748, 359533, 329304, 291604, 269228, 3048, 3867, 4091, 4607, 831012, 1089710, 382630, 418118, 5007, 822660, 1093602, 291602, 4539, and 428287.

Town ship 40 South Range 13 East of Willamette Meridian including Land Patents #386491, 359532, 291603, and 274402.

Return: I. Rodgers & Sons
20909 S. Poe Valley Rd
Klamath Falls, OR 97603

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of I. Rodgers & Sons the 6th day
of August A.D., 19 97 at 9:55 o'clock A. M., and duly recorded in Vol. M97
of Deeds on Page 25576

FEE \$55.00

By Berntha G. Letsch, County Clerk
Kathleen Rose