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BARGAIN AND SALE DEED

97 AUG -6 A9:56

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.

Notary Public of Arizona
My Commission Expires



OFFICIAL SEAL
MICHAEL K. BLOOMQUIST
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
My Comm. Expires April 21, 2000

I. F. Rodgers
I. F. Rodgers

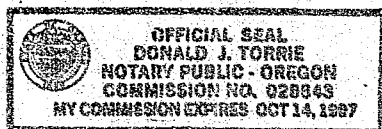
Rad R. Rodgers
Rad R. Rodgers

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.

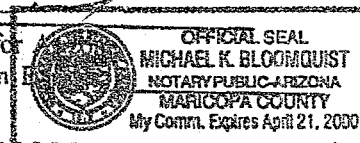
Notary Public for Arizona
My Commission Expires: _____

Douglas Carpa
Douglas Carpa

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: _____



Jeffery Williams
~~Robert L. Talbot~~
Jeffery Williams

STATE OF ARIZONA)
) ss.
County of Maricopa)

SUBSCRIBED AND SWORN TO before me this 15th day of July, 1997 by ~~Robert~~ *Jeffery Williams*

Notary Public for Arizona
My Commission Expires: _____

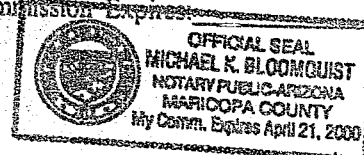


EXHIBIT "A"

Parcel 1:

In Township 40 South Range 11 East, Willamette Meridian, Klamath County, Oregon:

In Section 7: The SE1/4 and the E1/2 SW1/4

In Section 8: The SW1/4 and the S1/2 of NW1/4

Parcel 2:

TOGETHER WITH a right of way for road and utility purposes beginning at the intersection of the North extension of Dodds Hollow Road, a County Road, over the West 60 feet of the NE1/4 of Section 29; over the West 60 feet of the E1/2 SE1/4 of Section 20; over the West 60 feet of the E1/2 NE1/4 of Section 20; over the West 60 feet of the E1/2 SE1/4 of Section 17 to the intersection of an existing road.

ALSO TOGETHER WITH a right of way for road and utility purposes 30 feet on each side of the center line of an existing road running Northwesterly through the E1/2 SE1/4 of Section 17; and through NE1/4 of Section 17.

ALSO TOGETHER WITH a right of way for road and utility purposes 30 feet on each side of the center line of an existing road that runs Northeasterly through the E1/2 SE1/4; the NE1/4 of Section 17; and through the N1/2 NW1/4 of Section 16, for the benefit of the hereinabove described property.

This description includes all or parts of Land Patents #360407, 538, 730838, 730835, 577902, 645760, certified and on record with The Bureau of Land Management in Portland, Oregon.

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 9:56 o'clock A.M., and duly recorded in Vol. M97
of Deeds on Page 25602.

FEE \$45.00

By Bernetha G. Letsch County Clerk
Kathleen Ross

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