

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.

45

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



I. F. Rodgers
I. F. Rodgers

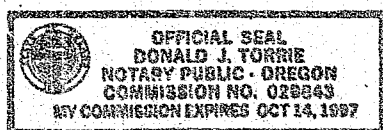
Rad R. Rodgers
Rad R. Rodgers

STATE OF OREGON)

) ss.

County of Klamath)

SUBSCRIBED AND SWORN TO before me this 21 JULY day of June, 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)

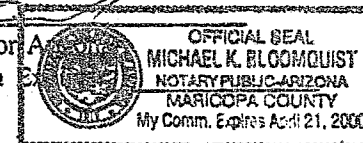
SUBSCRIBED AND SWORN TO before me this ____ day of June, 1997 by Enrique Almodovar.

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*

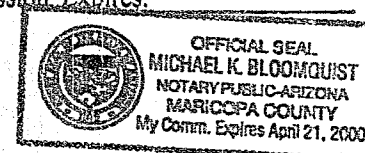
Notary Public for Arizona
My Commission Expires: _____



STATE OF ARIZONA)
) ss.
County of Maricopa)

SUBSCRIBED AND SWORN TO before me this 15th day of June, 1997 by *Robert L. Talbot* *Jeffrey Williams*

Notary Public for Arizona
My Commission Expires: _____



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J.H.11

25609

25882

ADDENDUM "A"

PARCEL 1:

The S1/2 of the NE1/4 and the NE1/4 of the NE1/4 of Section 8; the SW1/4 of the NW1/4; the SW1/4; and the W1/2 of the SE1/4 of Section 9, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

The NE1/2NE1/2 of Section 8, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

RESERVING THEREFROM a right of way for road and utility purposes 30 feet on each side of the centerline of that existing road running Northwesterly through the West half of Section 9 and the East half of Section 8.

PARCEL 2:

The NW1/4 of Section 16, Township 40 South, Range 11 East of the Willamette Meridian Klamath County, Oregon.

RESERVING THEREFROM, a right of way for ingress, egress, road and utility purposes over that existing road that runs through the Northwest quarter of the Northwest quarter.

PARCEL 3:

The E1/2; and the E1/2 SW1/4 of Section 16, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

This description includes all or parts of Land Patents #456886, 577902, 726118, and State Grant parcel 16 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 25606.

FEE \$45.00

By Bernetha G. Letsch, County Clerk
Katrina Ross

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