

BARGAIN AND SALE DEED

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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.

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

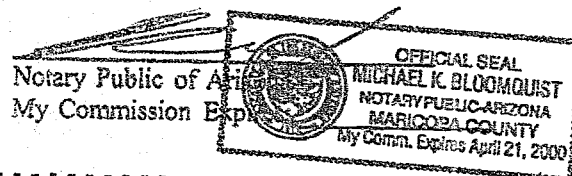

Douglas Carpa, Trustee

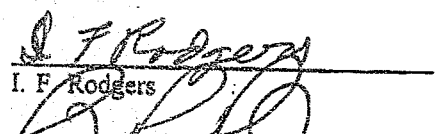

STATE OF ARIZONA)

) ss.

County of Maricopa)

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



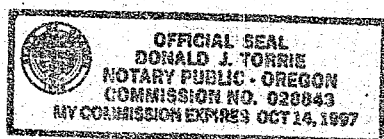

I. F. Rodgers

Rad R. Rodgers

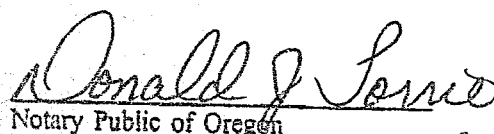
STATE OF OREGON)

) ss.

County of Klamath)

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




Notary Public of Oregon
My Commission Expires: 10-14-97

Enrique Almodovar

STATE OF ARIZONA)
) ss.
County of Maricopa)

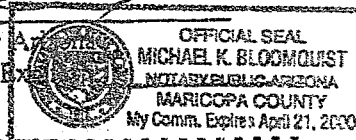
SUBSCRIBED AND SWORN TO before me this ____ day of June, 1997 by Enrique Almodovar.

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: _____

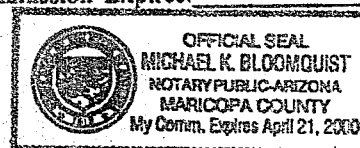


STATE OF ARIZONA)
) ss.
County of Maricopa)

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

Notary Public for Arizona
My Commission Expires: _____

PAGE 3 OF 3 - BARGAIN AND SALE DEED



And

25613

27923
25878

ADDENDUM "A"

The West 33 feet of Lot 2, all that portion of Lot 2, lying Southwesterly of the right of way of the United States Government Canal "F", Lots 3, 4, 5, 6, 11, 12, 13, and 14 of Section 4; Lots 9, 10, 15, and 16 of Section 5; All in Township 40 South, Range 11 East of the Willamette Meridian.
TOGETHER WITH all mineral rights.

Subject to: Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District; Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Basin Improvement District, and subject to the terms and provisions of that certain instrument recorded July 24, 1970, in Vol. M-70 at page 6187 as "Notice to persons intending to Plat Lands within the Klamath Basin Improvement District"; Water right application under the Reclamation Act, recorded July 14, 1917 in Vol. 17 at page 337, Mortgage Records of Klamath County, Oregon (affects Lots 1 and 2, Sec. 4, Twp. 40 S., R. 11 EWM); Water right application under the Reclamation Act, recorded July 14, 1917 in Vol. 17 at page 341, Mortgage Records of Klamath County, Oregon, (affects Lots 3 and 4 of Sec. 4, Twp. 40 S., R. 11, EWM); Easements and rights of way of record and those apparent on the land; Agreement, including the terms and provisions thereof, between the United States of America and C. V. Barton, recorded April 27, 1940, in Vol. 128 at page 597, Deed Records of Klamath County, Oregon.

This description includes all or parts of Land Patents #550, 512, 866, and 637890, certified and on record with the Bureau of Land Management in Portland, Oregon.

25614

27334
25879

ADDENDUM "A"

Government Lots 18 and 19, Section 4 and the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ and NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 4, Township 40 South Range 11 East of the Willamette Meridian.

This description includes all or parts of Land Patent #580 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 25610

FEE \$50.00

By Bernetha G. Letsch, County Clerk
Ruthie Ross

Return: I. Rodgers & Sons
20309 S. Poe Valley Rd
Klamath Falls, OR 97603