

After recording, return to: William M. Ganong  
514 Walnut Avenue  
Klamath Falls OR 97601

Send Tax Statements to: No change

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BARGAIN AND SALE DEED

97 SEP -5 P3:12 Lorrayne Phair, Grantor, conveys to Lorrayne Phair as Trustee of the Ronald and Lorrayne Phair Family Trust, uda January 10, 1996, and her successors in Trust, the real property situated in Klamath County, Oregon described on Exhibit A attached hereto and incorporated herein by this reference.

This deed is made for estate planning purposes and no consideration has been paid heretofore.

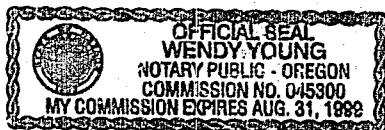
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO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

Dated this 4 day of September, 1997.

Lorrayne Phair  
Lorrayne Phair

STATE OF OREGON, County of Klamath) ss.

On the 4th day of September, 1997, personally appeared the above named Lorrayne Phair and acknowledged the above instrument to be her voluntary act and deed.



Wendy Young  
Notary Public for Oregon

My commission expires: 8-31-99

PARCEL NO. 1:

Lots 20, 21, 22, 25, 26 and 29, of PIEDMONT HEIGHTS in Klamath County, Oregon, ALSO One-half of vacated Jones Street adjacent to Lots 20 and 21.

A portion of Lot 7 of Section 6, Township 39 South, Range 10 E.W.M., more particularly described as follows:

Beginning at a point where the North line of the canal of the Enterprise Irrigation District crosses the West line of Section 6, Township 39 South, Range 10 E.W.M., said point being 600 feet, more or less, North of the Southwest corner of said section; thence North along said West line of Section 6 to the Northwest corner of Lot 7 thereof; thence Easterly along the North line of said Lot 7 a distance of 400 feet; thence South parallel to the West line of said lot and 400 feet distant therefrom to the said North line of said canal; thence Westerly along said North line of said canal to the point of beginning.

Tax Lot Nos. 3909-01DA-1300-000-043 and  
3909-001DD-00200-000

PARCEL NO. 2:

KERNS ACRES: Lots 1, 2, 3, 4, 5, 12, 13, 14, 15 and 16 in Block 2 and Lots 1, 2, 3, 4, 5, 12, 13, 14, 15 & 16 in Block 3 all in Kerns Tracts, Klamath Falls, Oregon.

Tax Lot Nos. 3909-012DD-00400  
3909-012DD-00500

PARCEL NO. 3:

Lot 10, Block 13, Tract No. 1071, FIRST ADDITION TO THE MEADOWS, in the County of Klamath, State of Oregon.

Exhibit "A"

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of William M. Canong the 5th day  
of Sept. A.D., 19 97 at 3:12 o'clock P.M., and duly recorded in Vol. M97  
of Deeds on Page 29201

FEE \$35.00

By Bernetha G. Letsch County Clerk  
Kathleen Ross