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'97 DEC 15 P3:46

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Grantor's Name and Address

Grantor's Name and Address

After recording, return to (Name, Address, Zip):
HENRY J. CALDWELL, JR.
7990 HILL RD.
KLAMATH FALLS, OR 97603

Until requested otherwise, send all tax statements to (Name, Address, Zip):
HENRY J. CALDWELL, JR.
7990 HILL RD.
KLAMATH FALLS, OR 97603

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.
 County of _____
 I certify that the within instrument
 was received for record on the _____ day
 of _____, 19____, at
 _____ o'clock _____ M., and recorded in
 book/reel/volume No. _____ on page
 _____ and/or as fee/file/instru-
 ment/microfilm/reception No. _____,
 Records of said County.
 Witness my hand and seal of County
 affixed.

NAME _____ TITLE _____
 By _____, Deputy.

MTC 42905-KA

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that HENRY J. CALDWELL, JR. AND DEBORAH L. CALDWELL

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto HENRY J. CALDWELL, JR. AND DEBORAH L. CALDWELL, AS TRUSTEES OF THE CALDWELL FAMILY TRUST, d/b/a
JANUARY 5, 1996, AND THEIR SUCCESSOR IN TRUST
 hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

SEE EXHIBIT A FOR LEGAL DESCRIPTION WHICH IS MADE A PART HEREOF
 BY THIS REFERENCE.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$other than money. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 10 day of December, 1997, if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

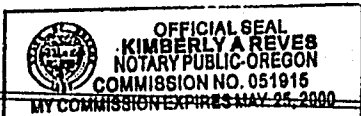
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO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

Henry J. Caldwell Jr
 HENRY J. CALDWELL, JR.

Deborah L. Caldwell
 DEBORAH L. CALDWELL

STATE OF OREGON, County of _____) ss.
 This instrument was acknowledged before me on November December 10, 1997,
 by HENRY J. CALDWELL, JR. AND DEBORAH L. CALDWELL

This instrument was acknowledged before me on _____, 19____,
 by _____,
 as _____,
 of _____.



Kimberly A. Reves
 Notary Public for Oregon
 My commission expires 5/25/2000

40788

EXHIBIT "A" LEGAL DESCRIPTION

A parcel of land situated in Section 28, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at the NW corner of the NE1/4 of said Section 28; thence South 89 degrees 54' 41" East along the North line of said Section 28, a distance of 827.90 feet; thence leaving said Section line South 00 degrees 19' 32" West 258.00 feet to the point of beginning for this description; thence continuing South 00 degrees 19' 32" West 226.66 feet to the NW corner of that certain tract of described in Volume M72, page 11968, Microfilm Records of Klamath County, Oregon; thence South 89 degrees 25' 44" East 476.02 feet to the NE corner of the aforementioned tract of land; thence North 00 degrees 19' 32" East 230.67 feet; thence North 89 degrees 54' 41" West 476.01 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle
of December A.D., 19 97 at 3:46 o'clock P.M., and duly recorded in Vol. M97
of Deeds on Page 40787

FEE \$35.00

By Bernetha G. Leisch, County Clerk
Kathleen Kraw