

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

50451

Vol. 1797 Page 41456

Send tax statements to: BVDP
4707 Harpold Road
Bonanza OR 97623

BARGAIN AND SALE DEED

Elso deJong and Dita deJong, Co-Trustees of the Dita deJong Trust u/a dated April 8, 1991, as to an undivided one-half interest, and Elso deJong and Dita deJong, Co-Trustees of the Elso deJong Trust u/a dated April 8, 1991 as to an undivided one-half interest, Grantors, convey unto BVDP, an Oregon General Partnership, Grantee, all of Grantors' right, title, and interest in and to the real property located in Klamath County, Oregon, described on Exhibit "A" attached hereto and incorporated herein by this reference.

This deed has been prepared for estate planning purposes and no consideration has been paid for this transfer.

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 1st day of January, 1996.

ELSO DeJONG TRUST u/d/a 4/8/91

DITA DeJONG TRUST u/d/a 4/8/91

By: Elso de Jong
Elso deJong, Co-Trustee

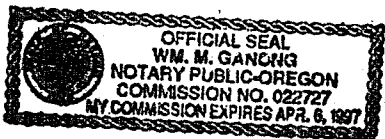
By: Elso de Jong
Elso deJong, Co-Trustee

By: Dita de Jong
Dita deJong, Co-Trustee

By: Dita de Jong
Dita deJong, Co-Trustee

STATE OF OREGON, County of Klamath) ss.

On the ^{13th} day of January, 1997, personally appeared the above named Elso deJong and Dita deJong in their capacities as Co-Trustees of the Elso deJong Trust u/d/a 4/8/91 and as Co-Trustees of the Dita deJong Trust u/d/a 4/8/91 and acknowledged the above instrument to be their voluntary act and deed.



William M. Ganong
Notary Public for Oregon

My commission expires: 4-6-97

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EXHIBIT "A"

DESCRIPTION OF PROPERTY

The following described real property situate in Klamath County, Oregon:

PARCEL 1:

All those lands situated in Sections 15 and 22, Township 39 South, Range 11 E.W.M., Klamath County, Oregon, being more particularly described as follows:

Section 22: NW $\frac{1}{4}$; NE $\frac{1}{4}$ SW $\frac{1}{4}$

EXCEPTING therefrom a tract of land containing 20 acres, more or less, situated in the W $\frac{1}{2}$ of Section 22, described as follows: That portion of the East 740.00 feet of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 22 lying South and Southwesterly of West Langell Valley Road and that portion of the East 740.00 feet of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 22 lying South and Southwesterly of West Langell Valley Road.

Section 15: S $\frac{1}{2}$ SW $\frac{1}{4}$

ALSO: That tract of land described as follows: Beginning at a 1/2 inch iron pin from which the Northwest corner of said Section 15 bears N. 01°44'03" W. 3681.45 feet; thence S. 78°02'07" E. 174.45 feet to a 1/2 inch iron pin; thence S. 89°52'45" E. 231.30 feet to a 1/2 inch iron pin; thence S. 89°20'52" E. 801.00 feet to a 1/2 inch iron pin; thence S. 15°16'07" E. 217.00 feet to a 1/2 inch iron pin; thence continuing S. 15°16'07" E. 20 feet, more or less, to the South line of the N $\frac{1}{2}$ SW $\frac{1}{4}$ of said Section 15; thence Westerly along said line to the Southwest corner of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 15; thence Northerly along the West line of said Section 15 to a point that bears S. 81°00'05" W. from the point of beginning; thence N. 81°00'05" E. to a 1/2 inch iron pin set in an existing North-South fence line; thence continuing N. 81°00'05" E. 76.21 feet to the point of beginning, containing 7.2 acres, more or less, with bearings based on Bowne Addition to the Town of Bonanza.

PARCEL 2:

Township 39 South, Range 11 East of the Willamette Meridian

Section 16: The SW $\frac{1}{4}$ and all of SE $\frac{1}{4}$ NW $\frac{1}{4}$ lying South of Lost River, EXCEPTING THEREFROM, the Westerly 40 feet of SW $\frac{1}{4}$ SW $\frac{1}{4}$ lying Southerly of existing County Road.

The S $\frac{1}{2}$ SE $\frac{1}{4}$ Less that portion heretofore deeded to Klamath County, Oregon, for road purposes.

Section 17: That part of the S $\frac{1}{2}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$, W $\frac{1}{2}$ SW $\frac{1}{4}$ Lying South and Easterly of Lost River.

The SE $\frac{1}{4}$ SW $\frac{1}{4}$ and SE $\frac{1}{4}$ lying North of Harpold Road

Section 20: That portion of the NE $\frac{1}{4}$ lying North of Harpold Road.

The N $\frac{1}{2}$ NW $\frac{1}{4}$ and SW $\frac{1}{4}$ NW $\frac{1}{4}$ lying East of Lost River.

Section 21: The N $\frac{1}{2}$ NE $\frac{1}{4}$ and SE $\frac{1}{4}$ NE $\frac{1}{4}$

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of William M. Ganong the 22nd day of December A.D., 19 97 at 1:40 o'clock P M., and duly recorded in Vol. M97 of Deeds on Page 41456.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen R. [Signature]