

After recording, return to:

52021

William M. Ganong
514 Walnut Avenue
Klamath Falls OR 97601

Send tax statements to:

William M. Ganong
514 Walnut Avenue
Klamath Falls OR 97601

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BARGAIN AND SALE DEED

98 JAN 22 AM 52
KFFE RMA Properties, an assumed business name of Marie I. Ganong, Grantor, conveys to William M. Ganong and Marie I. Ganong, Trustees of the William M. Ganong Profit Sharing Plan Trust, and their successors in Trust, Grantees, an undivided one-half interest as a tenant-in-common in the real property located in Klamath County, Oregon, described on Exhibit "A" attached hereto and incorporated herein by this reference. (It is Grantor's intent that this Deed convey to Grantees all of Grantor's interest in said property).

The actual consideration paid for this transfer is the sum of \$3,000.

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 19th day of January, 1998.

Marie I. Ganong
Marie I. Ganong, dba
KFFE RMA Properties

STATE OF OREGON, County of Klamath) ss.

On this 19th day of January, 1998, personally appeared the above named Marie I. Ganong and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Wendy Young
Notary Public for Oregon
My Commission Expires: 8-31-99

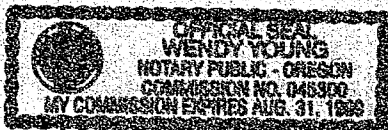


EXHIBIT "A"

PARCEL 1:

A parcel of land situated in the SW 1/4 NW 1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point 720 feet East and 792 feet North of an iron pin driven into the ground near the fence corner at the Southwest corner of the Northwest quarter of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, on the property of Otis V. Saylor, being the Southwest corner of said property abutting on the Dalles-California Highway (now Klamath Falls-Lakeview Highway), and which pin is East 30 feet of the center of a road intersecting said Highway from the North and 30 feet North of the center of said Highway; thence East 540 feet; thence North 80.70 feet to the point of beginning; thence North 80.70 feet; thence West 270 feet; thence South 80.70 feet; thence East 270 feet to the point of beginning. TL 3909-00186-00500

PARCEL 2:

A parcel of land situated in the SW 1/4 NW 1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point 990 feet East and 990 feet North of an iron pin driven into the ground near the fence corner of the Northwest quarter of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, on the property of Otis V. Saylor, which iron pin is 30 feet East of the center of a road intersecting the Klamath Falls-Lakeview Highway, from the North and 30 feet North of the center of said Highway; thence North 44.10 feet to the point of beginning; thence East 270 feet; thence North 86.50 feet; thence West 205 feet; thence South 23.10 feet; thence North 89 degrees 58' West 65 feet; thence South 63.40 feet to the point of beginning. TL 3909-00186-00300

Continued on next page

EXHIBIT "A" CONTINUED

PARCEL 3:

A parcel of land situated in the SW 1/4 NW 1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point 990 feet East and 990 feet North of an iron pin driven into the ground near the fence corner of the NW 1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, on the property of Otis V. Saylor, which iron pin is 30 feet East of the center of a road intersecting the Klamath Falls-Lakeview Highway, from the North and 30 feet North of the center of said Highway; thence North 44.10 feet; thence East 270 feet; thence South 80.70 feet; thence West 270 feet; thence North 36.60 feet to the point of beginning.

TL 3909-0018C-00400

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of William M. Canong the 22nd day
of January A.D., 19 98 at 11:52 o'clock A. M., and duly recorded in Vol. M98
of Deeds on Page 2106.

FEE \$40.00

By Bernetha G. Leitch, County Clerk
Kathleen Brown