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BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That LAWRENCE J. GERHART, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto the LAWRENCE J. GERHART 1998 LIVING TRUST, hereinafter called Grantee, and unto Grantee's beneficiaries, all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

BLOCK 3, LOT 3, WINCHESTER
ACCORDING TO THE OFFICIAL PLAT THEREOF

To Have and to Hold the same unto the said Grantees and Grantees' beneficiaries forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is OTHER CONSIDERATION. This is a transfer for estate planning purposes.

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

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.

In Witness Whereof, the Grantor has executed this instrument this 6 day of February, 1998, if a corporate Grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

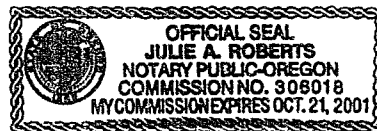
Lawrence J. Gerhart

STATE OF OREGON)
) SS
County of KLAMATH)

This instrument was acknowledged before me on the 6th day of February, 1998 by
Lawrence J. Gerhart

Julia A. Roberts
Notary Public for Oregon
My Commission Expires: 10/21/01

After recording, return to:
Larry and Sharon Gerhart
11239 Miracle Drive
Klamath Falls, Oregon 97603
Until a change is requested,
mail tax statements to:
Larry and Sharon Gerhart
11239 Miracle Drive
Klamath Falls, Oregon 97603
STATE OF OREGON: COUNTY OF KLAMATH: ss.



Filed for record at request of _____ the 9th day
of March A.D., 19 98 at 10:47 o'clock A M., and duly recorded in Vol. M98
of _____ Deeds _____ on Page 7408.

FEE \$30.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross