

RETURN TO: Michael P. Rudd 411 Pine Street Klamath Falls, OR 97601	TAX STATEMENTS TO: John Kemper 1242 Winsteer Lane Klamath Falls, OR 97527	CLERK'S STAMP:
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-BARGAIN AND SALE DEED-

John M. Kemper Properties, Incorporate, Grantor, conveys to John M. Kemper as trustee of The Kemper Trust, Grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

W&E of the following described real property: Government Lot 17 and that part of Government Lot 24 lying Northerly of Sprague River, all in Section 11, Township 36 South, Range 10, East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO: Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; all contracts, water rights, proceedings, taxes and assessments relating to irrigation, drainage and/or reclamation of said lands; and all rights of way for roads, ditches, canals and conduits, if any there may be; rights of the public in and to any portion of said premises lying within the limits of public roads and highways; rights of the public and of Governmental bodies in and to that portion of the herein described property lying below the ordinary high water mark of Sprague River; easement for right of way, including the terms and provisions thereof, granted to California Oregon Power Company by deed recorded in Book 150, Page 369, Oct. 9, 1942; right of way for road, including the terms and provisions thereof grated to the United State of America, recorded June 11, 1958, in Misc. Volume 12 Page 481.

The true and actual consideration for this transfer is dissolution of corporation.

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.

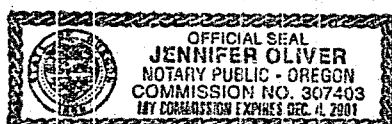
DATED this 12 day of March, 1998.

STATE OF OREGON)

County of Klamath)

ss. March 12, 1998

Personally appeared John M. Kemper who, being duly sworn, stated he is president of John M. Kemper Properties, Incorporate and that said instrument was signed on behalf of said corporation by authority of its Board of Directors; and he acknowledged said instrument to be its voluntary act and deed. Before me:



Jennifer Oliver
Notary Public for Oregon
My Commission expires: 12/4/01

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 13th day
of March A.D., 19 98 at 3:12 o'clock P M., and duly recorded in Vol. M98
of _____ on Page 8237
Deeds

Bernetha G. Leisch, County Clerk

FEE \$30.00

By Caroline Mullendore