

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That Philip C. Dimick, Jr., hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Dave M. Bristow, 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 anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

PARCEL 1: A piece of parcel of land situate in the SE1/4NW1/4 of Section 31, Township 34 South, Range 7 E.W.M., lying East of Wood River and being more particularly described as follows: BEGINNING at a 5/8 inch iron pin on the East-West centerline of Section 31, Twp. 34 South, Range 7 E.W.M., in the West right of way fence line of State Highway No. 422, as the same is presently located and constructed, from which the scribed stone marking the East quarter corner to said Section 31 bears South 89°34'15" East 3,413.95 feet distant; thence North 0°28'15" West along said Westerly highway right of way fence 90.01 feet to the true point of beginning; thence North 89°34'15" West 303.27 feet to a point; thence North 2°39'15" West 120.17 feet to a point; thence South 89°34'15" East 32.05 feet to a 5/8 inch iron pin reference monument; thence South 89°34'15" East 275.80 feet to a 5/8 inch iron pin in said Westerly highway right of way fence; thence South 0°28'15" East along said Westerly highway right of way fence 120.01 feet, more or less, to the true point of beginning.

PARCEL 2: A piece or parcel of land situate in the SE1/4NW1/4 of Section 31, Township 34 South, Range 7 E.W.M., lying East of Wood River and being more particularly described as follows: BEGINNING at a 5/8" iron pin on the East-West centerline of Section 31, Township 34 South, Range 7 E.W.M., and in the West right-of-way fence line of State Highway #422, as the same is presently located and constructed from which the scribed stone marking the East quarter section corner of said Section 31 bears South 89°34'15" East, 3,413.95 feet distant; thence North 0°28'15" West along said Westerly Highway right-of-way fence 210.02 feet to the true point of beginning; thence North 89°34'15" West 275.80 feet to an iron pin reference monument; thence North 89°34'15" West 32.05 feet to a point; thence North 2°39'15" West 219.43 feet to a point; thence South 89°34'15" East 32.05 feet to an iron pin reference monument; thence South 89°34'15" East 267.95 feet to an iron pin in said Westerly Highway right-of-way fence; thence South 4°42' East along said Westerly Highway right-of-way fence 220.0 feet, more or less, to the true point of beginning.

TO HAVE AND TO HOLD the same unto the said Grantee for the term of the Grantor's natural life. Upon the death of the Grantor, the property shall revert to FRANK J. PULLER according to the terms of the deed dated March 5, 1990, and recorded in Volume M90, page 5346, Deed Records, Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$10.00.

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 3 day of April, 1998.

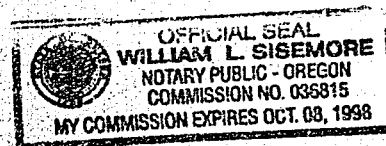
Philip C. Dimick, Jr.
Philip C. Dimick, Jr.

STATE OF OREGON)
County of Klamath) SS

This instrument was acknowledged before me on April 3, 1998, by Philip C. Dimick, Jr.

William L. Sisemore
Notary Public for Oregon

My Commission Expires: 10/03/98



After recording, return & mail tax statements to:

Dave M. Bristow

7551 Anaheim Avenue

Gerber, CA 96035

STATE OF OREGON: COUNTY OF KLAMATH ss.

Filed for record at request of William Sisemore the 3rd day of April A.D., 19 98 at 2:27 o'clock P. M., and duly recorded in Vol. M98 of Deeds on Page 10916.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Rachun Rosal