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Grantor: JAYNE L. GOODWIN AND THERESA L. SIMPSON

PO BOX 92

CRESCENT, OR 97733

Grantee: THERESA L. SIMPSON

SAME AS ABOVE

AFTER RECORDING RETURN TO:

THERESA L. SIMPSON

PO BOX 92

CRESCENT, OR 97733

MTC 44184

BARGAIN SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That JAYNE L. GOODWIN AND THERESA L. SIMPSON, herein called grantor, for the consideration herein stated, does hereby grant, bargain, sell and convey unto THERESA L. SIMPSON, herein 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 ~~DESCHUTES~~ KLAMATH, State of Oregon, described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A REFERENCE THEREOF.

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.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

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

However, the actual consideration consists of or includes other property or value given or promised is the whole / part of the consideration.

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

In Witness Whereof, the grantor has executed this instrument this April 14 day of April 14, 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.

Tax statements shall be mailed to: PO BOX 92 CRESCENT, OR 97733

Jayne L. Goodwin
JAYNE L. GOODWIN

Theresa L. Simpson
THERESA L. SIMPSON

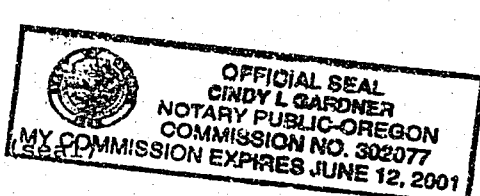
STATE OF OREGON

COUNTY OF Deschutes

SS. APRIL 14 19 98

Personally appeared the above named JAYNE L. GOODWIN AND THERESA L. SIMPSON

and acknowledged the foregoing instrument to be THEIR voluntary act.



Before me:
Cindy L. Gardner
Notary Public for Oregon
My commission expires 06-12-2001

12380

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land lying in the Northern part of the E1/2 SE1/4 NW1/4 of Section 25, Township 24 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and more particularly described as follows:

Beginning at a point, a #5 steel rod set along the W 1/16 Section Line, from which the SW 1/16 Corner bears South 00 degrees 04" West 200.2 feet; thence along a line parallel with the S 1/16 Section Line, South 89 degrees 42' 14" West 334.4 feet to a #5 steel rod set along the EWW 1/256 Section Line, in an access road; thence along the EWW 1/256 Section Line, North 00 degrees 01' 22" West 460.9 feet to a #5 steel rod set at the CENWSW 1/256 Corner; thence along the NS 1/64 Section Line, North 89 degrees 42' 08" East 334.6 feet to a #5 steel rod set at the CNSW 1/64 Corner; thence along the W 1/16 Section Line, South 00 degrees 00' 04" West 460.9 feet to the point of beginning, shown as Parcel 1 of Minor Partition #11-85.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 20th day
of April A.D., 19 98 at 11:01 o'clock A.M., and duly recorded in Vol. M98
of Deeds on Page 12979.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Rose

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PRELIMINARY REPORT

Form No. 1416

PRELIMINARY REPORT ONLY