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BARGAIN AND SALE DEED

DARRELL L. FREY, grantor, conveys to BOYD C. YADEN, Bankruptcy Trustee for Thena, Inc., grantee, the following described real property herein in Klamath County, Oregon, to-wit:

A parcel of land situated in Lot 20 of Lakeshore Gardens and in Lot 7 Block 8 of Lynnewood First Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows: Beginning at the Southeast corner of said Lot 20; thence North 04°51'34" East along the East line of said Lot 20, 221.41 feet; thence South 22°57'04" West 144.92 feet; thence South 04°51'34" West along a 363.88 foot radius curve to the right, 45.05 feet; thence North 04°51'34" East 14.09 feet to the point of beginning.

The true consideration for this conveyance is other than money.

Dated this 27 day of May, 1998.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

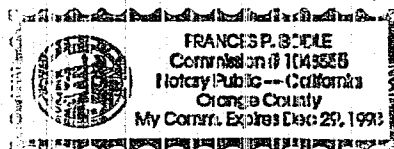
Darrell L. Frey
DARRELL L. FREY

Cal. Form 104355
STATE OF OREGON, County of Klamath ss.

Personally appeared the above named Darrell L. Frey and acknowledge the foregoing instrument to be his voluntary act and deed.

(SEAL)

Before me, Francis P. Siddle
Notary Public for Oregon Cal. Form 104355
My Commissioner Expires 12-29-98



DARRELL L. FREY

STATE OF OREGON, County of Klamath ss.

Grantor

BOYD C. YADEN,
Bankruptcy Trustee
For Thena, Inc.
Grantee

I certify that the within instrument received for record on the ____ day
of _____, 19____, at ____ o'clock ____ M., and recorded in book/reel/
volume No. ____ on page ____ or as fee/file/instrument/microfilm/reception
No. ____ of Deeds of said County.

Witness my hand and seal of County affixed.

After recording return to:

BOYD C. YADEN, TRUSTEE
P. O. Box 606
Klamath Falls, OR 97601

Until a change is
requested, all tax statements

shall be sent to the following address: SAME

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Boyd C. Yaden the 5th day
of May, A.D., 19 98 at 3:53 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 15217

FEE \$30.00

By Bernetha G. Leisch County Clerk
Kathleen Rose