

BARGAIN AND SALE DEED

GARY D. DIMMICK, (Grantor), does grant, sell, release and transfer to GARY D. DIMMICK, Trustee of the GARY D. DIMMICK LIVING TRUST, u.d.d. August 31 1993, all right, title and interest in and to the real property located in Klamath County, Oregon, described as follows:

(SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION)

The true consideration for this conveyance is valuable, but not expressed in dollars; the conveyance is made to organize the estate of GARY D. DIMMICK for improved administration of assets while alive and competent, and ease of transition thereafter.

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 PERSONS 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 OR LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Until change is requested, all tax statements shall be sent to the following address:

MR. GARY D. DIMMICK
487 Jones Creek Road, Grants Pass, Oregon 97526

After recording return to:

MR. GARY D. DIMMICK
487 Jones Creek Road, Grants Pass, Oregon 97526

DATED this 7th day of May, 1998.

[Handwritten Signature]

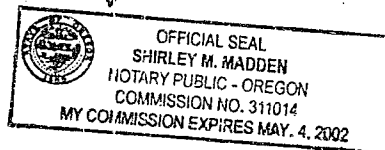
GARY D. DIMMICK

STATE OF OREGON¹)
)ss.
County of Jackson)

On this 7th day of May, 1998, personally appeared the above-named and identified GARY D. DIMMICK, and acknowledged the foregoing to be his/her/their voluntary act and deed.

Before me:

[Handwritten Signature]
Notary Public for Oregon



cb
35-

16167-A

EXHIBIT "A"

LEGAL DESCRIPTION

BLOCK 64, LOT 2, OF THE 5th ADDITION TO NIMROD RIVER PARK as shown on map in official records of said county.

SUBJECT TO all conditions, covenants, reservations, restrictions, easements, rights and rights of way of record, official records of said county and state.

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of Barbara Sinclair the 12th day
of May A.D., 19 98 at 3:14 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 16167.

FEE \$35.00
Return: Barbara Sinclair
487 Jones Creek Rd. By Kathleen Ross
Grants Pass, Or. 97526 Bernetha G. Letsch, County Clerk