

BARGAIN AND SALE DEED

JAMES D. MOSURAK, (Grantor), does grant, sell, release and transfer to JAMES D. MOSURAK and ROBERTA M. JONES MOSURAK, Trustees of the MOSURAK FAMILY TRUST, u.a.d. June 25, 1998, 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 estates of JAMES D. MOSURAK and ROBERTA M. JONES MOSURAK 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. & Mrs. JAMES D. MOSURAK
587 Scarlet Circle, Medford, Oregon 97504

After recording return to:

Mr. & Mrs. JAMES D. MOSURAK
587 Scarlet Circle, Medford, Oregon 97504

DATED this 25th day of JUNE, 1998.

James D. Mosurak
JAMES D. MOSURAK

STATE OF OREGON)

)ss.

County of Jackson)

On this 25th day of JUNE, 1998, personally appeared the above-named and identified JAMES D. MOSURAK, and acknowledged the foregoing to be his/her/their voluntary act and deed.

Before me:

Shirley M. Madden
Notary Public for Oregon

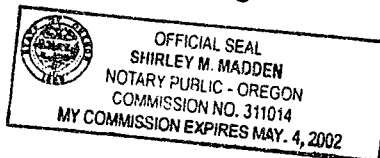


EXHIBIT "A"

LEGAL DESCRIPTION

Lot 6, Block 14, INDUSTRIAL ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Deed of Easement, including the terms and provisions thereof, dated January 25, 1975, and recorded May 15, 1975, in Volume M-75, Page 5252, Microfilm Records of Klamath County, Oregon, granted to Dorothea E. McAnulty; and easements and rights of way of record and those apparent on the land.

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of James D. Mosurak the 1st day
of July A.D., 19 98 at 11:20 o'clock A.M., and duly recorded in Vol. M98
of Deeds on Page 23252

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Rose