

BARGAIN AND SALE DEED

JAMES D. MOSURAK and ROBERTA M. MOSURAK Husband and Wife,
(Grantors), do 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.

STATE OF OREGON)

) ss.

County of Jackson)

James D. Mosurak
JAMES D. MOSURAK

Roberta M. Mosurak
ROBERTA M. MOSURAK

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

Before me:

Shirley M. Madden
Notary Public for Oregon

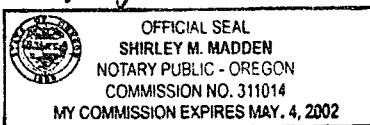


EXHIBIT "A"

LEGAL DESCRIPTION

A parcel of land situated in the SW 1/4 SE 1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a brass bolt on the intersection of the centerline of The Dalles-California Highway and the South line of said Section 1, said point being South 89 degrees 56' West a distance of 17.90 feet from the Southwest corner of the SE 1/4 SE 1/4 of said Section 1 as shown on Survey No. 590 recorded in the office of the Klamath County Surveyor; thence North 46 degrees 09' West along the centerline of said highway a distance of 356.00 feet; thence North 17 degrees 48' West a distance of 63.18 feet to the intersection of the Southwesterly bank of the Enterprise Irrigation District canal and the Northeasterly right of way line of said highway; thence North 17 degrees 48' West along the right of way line of the canal 358.00 feet to the true point of beginning of the description; thence South 43 degrees 51' West 170.00 feet to the Northeasterly right of way line of the State Highway; thence North 46 degrees 09' West along the highway right of way 110.00 feet; thence North 43 degrees 51' East 209.77 feet to the Southerly right of way line of the irrigation canal; thence South 07 degrees 58' West along the canal right of way 49.08 feet; thence South 17 degrees 48' East along the canal right of way line 92.3 feet to the point of beginning, LESS any land lying inside the State Highway right of way.

SUBJECT, however, to the following:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.

2. Limited access in deed to State of Oregon by and through its State Highway Commission, which provides that no right or easement or right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property.

Recorded : May 1, 1972 Book: M-72 Page: 4624

and modified by Indenture of Access

Recorded : June 7, 1973 Book: M-73 Page: 6987

3. An easement created by instrument, including the terms and provisions thereof,

Recorded : June 8, 1977 Book: M-77 Page: 9971

In favor of : Adjoining Property Owners

For : Well and Septic tank use

The grantee interest in said easement was assigned by instrument

Dated : June 1, 1977

Recorded : June 8, 1977 Book: M-77 Page: 9969

To: : Gordon A. Quimby and Sandra D. Quimby

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 23254.

FEE \$35.00

Bernetha G. Letsch, County Clerk
By Kathleen Rosa