

After Recording, Return to:

MILLER, NASH, WIENER, HAGER &
CARLSEN LLP
111 S. W. Fifth Ave., 36th Floor
Portland, OR 97204
Attn: Laurie Neilson Lee

Until a change has been made,
send all tax statements to:

No Change

BARGAIN AND SALE DEED

MARGARET H. MANN, surviving Trustee of the Mann Family Trust, u.a.d. December 8, 1989, Grantor, conveys all right, title and interest to MARGARET H. MANN, Trustee of the Margaret H. Mann Trust dated October 1, 1997, as the same may be amended, Grantee, the real property described on Exhibit A attached hereto and incorporated herein.

The true consideration for this conveyance is \$0.00 (transfer to a trust).

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.

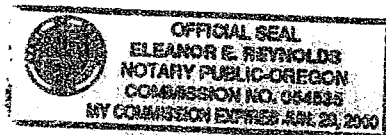
DATED 9-2-, 1998.

GRANTOR

Margaret H. Mann
MARGARET H. MANN, surviving Trustee

STATE OF OREGON)
) SS
COUNTY OF KLAMATH)

This instrument was acknowledged before me on 9/2, 1998, by MARGARET H. MANN as surviving Trustee of the Mann Family Trust.



Eleanor E. Reynolds
Notary Public for Oregon

My commission expires: 6-29-00

ok
35-

98 SEP 30 P 2 37

Exhibit A

Lot 40 of Perry's Addition to Lloyds Tracts, according to the official plat thereof on file in Klamath County, Oregon.

Subject to contract and/or lien for irrigation and/or drainage; reservations in the dedication of Perry's Addition to Lloyd's Tracts; to a 25 foot building set-back line on LaVerne Street as shown by official plats; rules, regulations and assessments of South Suburban Sanitary District; taxes for fiscal year commencing July 1, 1958;

Subject further, to any and all other liens, encumbrances, mortgages, easements, agreements, regulations and restrictions of record, if any.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 30th day
of September A.D., 19 98 at 2:37 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 35962.

FEE \$35.00

Bernetha G. Letsch, County Clerk
By Kathleen Ross