

WHEN RECORDED MAIL TO:

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J. Anthony Giacomini PC
706 Main Street
Klamath Falls, OR 97601

MAIL TAX STATEMENTS TO:

James D. Philpott
2607 West Ellis Avenue
Boise, ID 83702

BARGAIN AND SALE DEED

RUTH A. PHILPOTT, GRANTOR, conveys to JAMES D. PHILPOTT, Initial Trustee of the RUTH A. PHILPOTT 1998 REVOCABLE TRUST, or successor trustee of the same, GRANTEE, the following described real property situate in Klamath County, State of Oregon:

The NE¼NE¼ of Section 35, Township 38 South, Range 11½ EWM, SAVING AND EXCEPTING therefrom that portion conveyed to California Oregon Power Company by Deed Vol. 132, page 75, records of Klamath County, Oregon, and also SAVING AND EXCEPTING 100 foot strip through E¼NE¼ described in Deed Vol. 54, page 335, records of Klamath County, Oregon.

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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ -0- . GIFT.

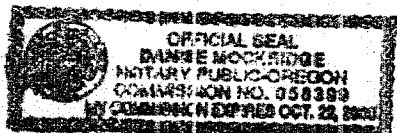
In construing this deed and where the context so requires, the singular includes the plural.

Dated: 10-20-98

Ruth A. Philpott
Ruth A. Philpott

STATE OF OREGON)
) ss.
COUNTY OF KLAMATH)

On the 20th day of October, 1998, personally appeared the above named RUTH A. PHILPOTT, and acknowledged the foregoing instrument to be her voluntary act and deed.



Before me

Danise Mockridge
Notary Public
My Commission expires: 10-22-00

MAIL TAX STATEMENTS AS DIRECTED ABOVE

LAW OFFICES OF J. ANTHONY GIACOMINI PC, 706 Main Street, Klamath Falls, OR 97601; Telephone (541) 884-7728; Telefax (541) 883-1759
STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of J. Giacomini the 21st day
of October A.D., 19 98 at 3:05 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 38612

FEE \$30.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross