

BARGAIN AND SALE DEED

United States National Bank of Oregon now know as U.S. Bank, N.A., Grantor, as Ancillary Trustee for Wells Fargo Bank, as trustee of the Stanley T. and Gloria M. Marubayashi Trust convey(s) to Wells Fargo Bank, as trustee of the Stanley T. and Gloria M. Marubayashi Trust, Grantee, the following described real property located in Klamath County, Oregon:

S 1/2 SE 1/4 of Section 36, Township 35 South, Range 10 East of the Willamette Meridian

Subject to easements, rights of way and restrictions of record and those apparent on the land, and Exhibit "A," attached hereto and made a part hereof.

The true and actual consideration paid for this conveyance is \$0.

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 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.

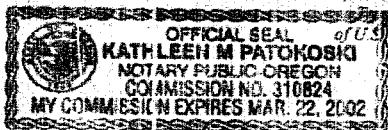
Grantor executes this document in its within named capacity only and not in its individual or corporate capacity.

Dated: October 20, 1998.

U.S. Bank, as Ancillary Trustee under agreement dated June 9, 1960, for Wells Fargo Bank, N.A. as trustee of the Stanley T. and Gloria M. Marubayashi Trust

By: *Ken Dietrich*
Ken Dietrich
Its: Trust Officer

State of Oregon, County of Multnomah
This instrument was acknowledged before me on October 19, 1998,
by Ken Dietrich



Kathleen M. Patokoski
Notary Public of Oregon
My commission expires *March 22, 2002*

U. S. Bank N.A., as Ancillary Trustee for Wells Fargo Bank, N.A. as trustee of the Stanley T. and Gloria M. Marubayashi Trust
Trust Real Estate Asset Management
P. O. Box 3168
Portland, OR 97208-3168
(Grantor's Name and Address)

Wells Fargo Bank, N.A. as trustee of the Stanley T. and Gloria M. Marubayashi Trust
Trust Real Estate Dept
P. O. Box 3075
Portland, OR 97208
(Grantee's Name and Address)

After recording return to (Name, Address, Zip):

Wells Fargo Bank, N.A. as trustee of the Stanley T. and Gloria M. Marubayashi Trust
Trust Real Estate Dept
P. O. Box 3075
Portland, OR 97208

Unless a change is requested, send all tax statements to (Name, Address, Zip):

Wells Fargo Bank, N.A. as trustee of the Stanley T. and Gloria M. Marubayashi Trust
Trust Real Estate Dept
P. O. Box 3075
Portland, OR 97208

Doc: 324964

State of Oregon

)
) ss.
County of)
I certify that the within instrument was received for record on the ___ day of ___, 19___, at o'clock ___, M., and recorded in book/reel/volume No. ___ on page ___ or as fee/file/instrument/microfilm/reception No. ___, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Name
Title

By Deputy

EXHIBIT "A"

Easements, Rights of way of record and those apparent on the land and;

Grantor reserves for grantee and for adjoining property owners and their assigns and successors, a 60 ft. wide easement for joint user roadway and all other roadway purposes over and across a 60 ft. wide strip of land laying South of, adjoining, and parallel to the Southerly boundary of Govt. lots 2, 3 and 4 of Section 1, Township 36 South, Range 10 East of the Willamette Meridian, and;

Also over and across a 60 ft. wide strip of land laying west of, adjoining, and parallel to the Westerly boundary of Govt. lot 1 of Section 1 Township 36 South, Range 10 East of Willamette Meridian, and;

Also over and across a 60 ft. wide strip of land laying East of, adjoining, and parallel to the Westerly boundary of the S.W. 1/4 of the Northwest 1/4 of Section 1, Township 36 South, Range 10 East of Willamette Meridian, and;

Also over and across a 60 ft. wide strip of land laying North of, adjoining, and parallel to the Southerly boundary of the S. 1/2 of the S.E. 1/4 of Section 36, Township 35, South Range 10 East of the Willamette Meridian.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of WELLS FARGO BANK

this 8th day of January A.D., 1973 at 9:13 o'clock AM, and duly recorded in Vol. M 73, of DEEDS on Page 206

FEE \$ 4.00

INDEXED

D V I V

W. D. MILNE, County Clerk

By [Signature]

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Wells Fargo Bank of October A.D., 19 98 at 11:57 o'clock A. M., and duly recorded in Vol. M98 of Deeds on Page 39871

FEE \$ 35.00

Bernetha G. Letsch, County Clerk

By [Signature]