

After Recording return to:

Until a change is requested all tax statements
shall be sent to the following address:

Peter L. Osborne
1211 SW Fifth Avenue, Suite 1800
Portland, OR 97204

Kurt C. Thomas
2815 22nd Street
Bakersfield, CA 93301

STATUTORY BARGAIN AND SALE DEED


KURT C. THOMAS and MELINDA THOMAS, as Tenants by the Entirety, convey to THOMAS FAMILY LIMITED PARTNERSHIP, an Oregon limited partnership, Grantee, the following described real property:

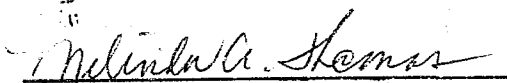
The real property located in Klamath County, Oregon described in Exhibit "A" attached hereto.

The true consideration for this conveyance is \$0. The total consideration consists of other value given.

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.

Executed this 27 day of December, 1996.


Kurt C. Thomas

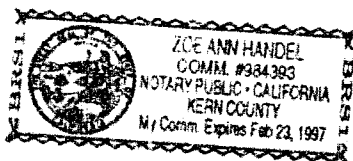

Melinda A. Thomas

(Notary contained on following page)

STATE OF CALIFORNIA)
) ss.
 County of Kern)

On this 27th day of December, 1996, before me, the undersigned, a Notary Public in and for the state of California, duly commissioned and sworn, personally appeared KURT C. THOMAS, the individual that executed the foregoing instrument, and acknowledge the instrument to be his free and voluntary act and deed.

WITNESS my hand and official seal hereto affixed the day and year first above written.

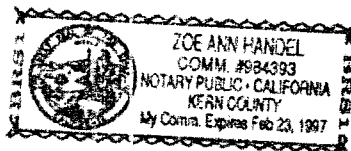


Zoe Ann Handel
 NOTARY PUBLIC in and for the State
 of California, residing at Bakersfield CA
 My Commission Expires: 2-23-97

STATE OF CALIFORNIA)
) ss.
 County of Kern)

On this 27th day of December, 1996, before me, the undersigned, a Notary Public in and for the state of California, duly commissioned and sworn, personally appeared MELINDA A. THOMAS, the individual that executed the foregoing instrument, and acknowledge the instrument to be her free and voluntary act and deed.

WITNESS my hand and official seal hereto affixed the day and year first above written.



Zoe Ann Handel
 NOTARY PUBLIC in and for the State
 of California, residing at Bakersfield CA
 My Commission Expires: 2-23-97

DESCRIPTION OF PROPERTY

The following described real property situate in Klamath County, Oregon:

A parcel of land situate in Sections 11, 12, 13, 14, 23, 24 and 25 all in Township 34 South, Range 7 East of the Willamette Meridian, being more particularly described as follows:

Beginning at a brass capped monument marking the Northeast corner NW $\frac{1}{4}$ of said Section 13; thence South 01°18'11" East along the center of section line 1329.05 feet to a 5/8 inch iron pin; thence North 83°55'56" East, 303.21 feet to a 5/8 inch iron pin; thence North 77°27'38" East 743.71 feet to a 5/8 inch iron pin; thence South 23°27'00" East, 904.20 feet to a 5/8 inch iron pin; thence East 155.31 feet to a 5/8 inch iron pin on the Northwesterly bank of Crooked Creek; thence continuing East, to the center line of said Crooked Creek; thence Southerly along the centerline of said Crooked Creek to a point on the North line SE $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 13; thence North 89°55'34" West along said North line to a 5/8 inch iron pin on the Northwesterly bank of Crooked Creek; thence continuing along said North line, North 89°55'34" West, 208.75 feet to a 5/8 inch iron pin marking the Northwest corner SE $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 13; thence South 01°27'14" East, 662.91 feet to a 5/8 inch iron pin marking the Southwest corner SE $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 13; thence South 89°56'02" East, 661.13 feet to a 5/8 inch iron pin marking Southeast corner NW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 13; thence South 01°36'42" East, 1325.74 feet to a 5/8 inch iron pin marking the Southwest corner SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 13; thence South 89°56'58" East 1329.36 feet to a brass capped monument marking the Southeast corner of said Section 13; thence South 00°03'20" East along the Section line 1450.38 feet to a $\frac{1}{2}$ inch iron pin; thence South 82°39'36" West, 280.19 feet to a $\frac{1}{2}$ inch iron pin; thence South 85°18'24" West, 267.93 feet to a 36 inch pine tree; thence South 01°51'47" West, 357.64 feet to a $\frac{1}{2}$ inch iron pin; thence South 83°37'38" West, 161.18 feet to a 32 inch pine tree; thence South 02°03'27" East, 145.28 feet to a $\frac{1}{2}$ inch iron pin; thence South 77°38'34" West, 540.43 feet to a $\frac{1}{2}$ inch iron pin on the Easterly bank of Crooked Creek; thence continuing South 77°38'34" West to the centerline of said Crooked Creek; thence Southerly along the centerline of said Crooked Creek to a point in said Section 25 from which the Northeast corner of said Section bears North 87°18'30" East a distance of 1589.28 feet; thence leaving said creek South 27°52'51" East, 252.57 feet to a 5/8 inch iron pin; thence continuing South 27°52'51" East, 43.43 feet to a 5/8 inch iron pin on the center line of that certain easement described in Deed Volume 358 at page 471, Klamath County Deed Records; thence along the centerline of said easement the following courses and distances: North 85°16'31" West, 420.46 feet to a 5/8 inch iron pin; South 69°16'28" West, 339.99 feet to a 5/8 inch iron pin; South 52°04'22" West, 307.99 feet to a 5/8 inch iron pin; South 28°50'21" West, 134.01 feet to a 5/8 inch iron pin; South 43°40'20" West, 224.00 feet to a 5/8 inch iron pin; South 29°27'04" West, 201.00 feet to a 5/8 inch iron pin; South 04°07'38" East, 42.10 feet to a 5/8 inch iron pin; South 23°32'52" East, 415.26 feet to a 5/8 inch iron pin on the mean high water line of Wood River; thence leaving said easement and along the mean high water line of said Wood River in a Northerly direction upstream to a point in said Section 14 where said mean high water line intersects the North line of said Section 14; thence leaving the mean high water line of said Wood River North 89°48'46" East along the section line 1122.00 feet to a 1 inch iron pipe; thence North 01°00'35" West, 1349.19 feet to a 5/8 inch iron pin marking the Northwest corner SE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 11; thence South 89°57'19" East, 3958.62 feet to a 5/8 inch iron pin marking the Northeast corner SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 11; thence South 89°36'42" East, 2651.91 feet to a brass capped monument marking the Northwest corner SW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 12; thence South 00°45'00" East, 1322.61 feet to the point of beginning.

EXHIBIT A
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TOGETHER WITH: A roadway easement for the purpose of ingress and egress 50.00 feet in width lying 25.00 feet on each side of the following described centerline: Commencing at the Southeast corner NE $\frac{1}{4}$ of said Section 24; thence North 00°03'20" West along the section line 1194.78 feet; thence South 82°39'36" West, 25.20 feet to the point of beginning for the centerline of this easement; thence South 00°03'20" East parallel to but 25.00 feet Westerly of the section line 1191.58 feet; thence South 00°03'24" East parallel to but 25.00 feet Westerly of the section line 1346.71 feet; thence South 88°57'13" East, parallel to but 25.00 feet Southerly of the North line of Government Lot 4 of Section 19, Township 34 South, Range 7 East of the Willamette Meridian, 922.12 feet; thence South 05°32'32" East parallel to but 25.00 feet Westerly of the Westerly right of way line of Oregon State Highway #427, 657.51 feet to the centerline of an existing roadway easement; thence North 60°36'37" East, 27.33 feet to a point on the Westerly right of way line of said State Highway said point being the terminus of the centerline of this roadway easement.

TOGETHER WITH: All of the Grantor's interest in the following described irrigation easements: An irrigation ditch easement 30.00 feet in width for the purpose of conveying water and for ditch maintenance lying 15.00 feet on each side of the existing ditch centerline described as follows: Beginning at the intersection of an existing irrigation ditch with the north line SW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 12 said point being South 89°44'01" East, 450 feet, more or less, from the northwest corner SW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 12; thence Southerly along the centerline of the existing ditch to a point where said ditch enters the above described property said point being approximately 1250 feet South and 450 feet East of the Northwest corner NW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 13.

ALSO TOGETHER WITH: An Irrigation ditch easement 30.00 feet in width for the purpose of conveying water and for ditch maintenance lying 15.00 feet on each side of the following described centerline: Beginning at a ditch intersection as the same now exists said ditch intersection being 485 feet East and 1360 feet South of the Northwest corner NE $\frac{1}{4}$ of said Section 13; thence northwesterly along said existing ditch centerline to a point where said ditch centerline intersects the West line NE $\frac{1}{4}$ of said Section 13.

SUBJECT TO easements and rights of way of record and apparent upon the land; said land is specially assessed as farm land and all deferred taxes will be due and payable when the reason for deferrment no longer exists; and reservations and restrictions contained in Deed of Tribal Property from United States of America to United States National Bank of Portland, Trustee, dated March 3, 1959, in Volume 310, page 324, Deed records of Klamath County, Oregon.

EXHIBIT A
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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Peter L. Osborne the 24th day
of November A.D., 19 98 at 10:36 o'clock A. M., and duly recorded in Vol. M98
of Deeds on Page 42955

FEE \$45.00

By Bernetha G. Letsch, County Clerk
Kathleen Kras