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340 0613

1998-340613

1 of 2

Vol. 1998 Page 44622
RECEIVED

NOV 24 1998

UMATILLA COUNTY
RECORDSBARGAIN AND SALE DEED

LINDA L. WOOD, Grantor, conveys to JAMES C. WOOD and LINDA L. WOOD, husband and wife, Grantees, the following described real property:

All that real property described on the attached Exhibit "A" which is hereby referred to and made a part hereof.

The true consideration for this conveyance is love and affection.

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.

Until a change is requested all tax statements should be sent to: Mr. and Mrs. James Wood, 2445 Old Milton Highway, Walla Walla, WA 99362.

After recording, return this document to: Monahan, Grove, Tucker & Wallace, LLP, 105 N. Main, Milton-Freewater, OR 97862.

DATED this 20th day of November, 1998.

Linda L. Wood
LINDA L. WOOD, Grantor

STATE OF OREGON,)

) SS.

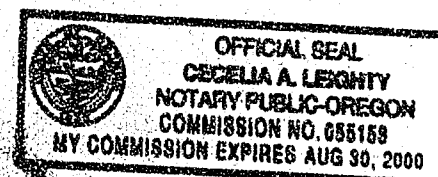
County of Umatilla.)

November 20, 1998.

Personally appeared the above named LINDA L. WOOD and acknowledged the foregoing instrument to be her voluntary act and deed. Before me.

Cecelia A. Leighty
NOTARY PUBLIC FOR OREGON

1 - BARGAIN AND SALE DEED



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EXHIBIT "A"



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State of Oregon)

County of Umatilla)

This instrument was received and recorded on
11-24-98 at 9:55
in the record of document code type DE-BAS

Location R340-0613

Document number 1998-3400613

Fee 40.00

Office of County Records

Received by G. McVey
Records Officer

A tract of land situated in the SW1/4 of the SE1/4 of
Sec. 1, Twp. 39 S, R. 9 E.W.M., more particularly
described as follows:

Beginning at an iron pin on the Northerly right-of-way
line of Hilyard Avenue, 30 feet Northerly at right angles
from the center line of Hilyard Avenue, said point being
North 0 degrees 04' West a distance of 30 feet and North
89 degrees 56' East a distance of 774.1 feet from the
iron axle which marks the one-quarter corner common to
Sections 1 and 12, Twp. 39 S., R. 9 E.W.M., and thence
continuing North 89 degrees 56' East along the North line
of Hilyard Ave., a distance of 220.0 feet; thence North 0
degrees 04' West a distance of 93.37 feet, to the true
point of beginning; thence South 81 degrees 14' East a
distance of 33.34 feet; thence North 43 degrees 51' East
a distance of 115.0 feet, more or less, to the
Southwesterly right-of-way line of the Dalles-California
Highway; thence along said right-of-way line North 46
degrees 09' West a distance of 121.0 feet; thence South 43
degrees 51' West a distance of 200 feet, more or less, to
a point North 81 degrees 14' West 114.53 feet of the
point of beginning; thence South 81 degrees 14' East
114.53 feet, more or less, to the point of beginning.

SUBJECT TO: Acreage and use limitations under provisions
of the United States Statutes and regulations issued
thereunder; contract and/or lien for irrigation and/or
drainage; easements and rights of way of record and those
apparent on the land, if any; any unpaid charges or
assessments of the Enterprise Irrigation District; right
of way as shown on deed recorded May 22, 1926, in Vol. 69
of Deeds, page 577, Records of Klamath County, Oreg.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Monahan, Grove, Tucker & Wallace, LLP the 7th day
of December A.D., 19 98 at 3:11 o'clock P M., and duly recorded in Vol. M98
of Deeds on Page 44622

FEE \$35.00 Return: Monahan, Grove, Tucker & Wallace By Bernetha G. Letsch County Clerk
105 North Main Wallace
Milton-Freewater, OR 97862