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## BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That JANE P. LAYNE and INA J. CROOKS, as successor co-Trustees of The Charles W. Tyson and Ruby O. Tyson Revocable Trust dated December 24, 1991, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto RONALD C. TYSON, SR., hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appearing, situated in the County of Klamath, State of Oregon, described on

Exhibit A attached hereto.

To Have and to Hold the same unto said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration stated in terms of dollars is \$0; however, the actual consideration is a distribution from a revocable trust in accordance with the terms of said trust.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 29<sup>th</sup> day of January, 1999.

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.

Jane P. Layne  
JANE P. LAYNE, as Trustee of The  
Charles W. Tyson and Ruby O. Tyson  
Revocable Trust dated 12/24/91

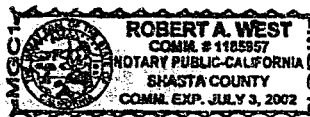
Ina J. Crooks  
INA J. CROOKS, as Trustee of The  
Charles W. Tyson and Ruby O. Tyson  
Revocable Trust dated 12/14/91

State of California )  
County of Shasta ) ss.

On January 27, 1999, before me, the undersigned Notary Public, personally appeared JANE P. LAYNE, personally known to me, or proved to me on the basis of satisfactory evidence to be, the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Robert A. West

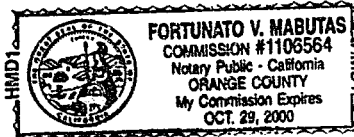


State of California )  
County of Orange ) ss.

On January 29, 1999, before me, the undersigned Notary Public, personally appeared INA J. CROOKS, personally known to me, or proved to me on the basis of satisfactory evidence to be, the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Fortunato V. Mabutas



Grantor: Jane P. Layne, Trustee  
Ina J. Crooks, Trustee  
4437 LaMesa  
Shasta Lake City, CA 96019

Grantee: Ronald C. Tyson, Sr.  
4680 Goldfield Ave.  
Long Beach, CA 90807

After Recording Return to:

Robert A. West  
Carr, Kennedy, Peterson & Frost  
P.O. Box 492396  
Redding, CA 96049

Mail Tax Statements to:  
Ronald C. Tyson, Sr.  
4680 Goldfield Ave.  
Long Beach, CA 90807

STATE OF OREGON )  
County of Klamath )

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 1999, 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

By \_\_\_\_\_ Deputy

## EXHIBIT A

Lot 31, Block 5, Oregon Pines, as same is shown on plat filed June 30, 1969 duly recorded in the office of the County Recorder of said County.

SUBJECT TO: (1) Taxes for the fiscal year 1971-1972 and subsequent; (2) covenants, conditions, reservations, easements, restrictions, rights, rights of way and all matters appearing of record.

TOGETHER WITH all and singular the tenements, hereditaments, appurtenances, rights, privileges and easements belonging or in anywise appertaining to any and all of the real property hereinabove described and defined and the reversion, reversions, remainder and remainders, rents, issues, profits and revenue thereof.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the 16th day  
of March A.D., 1999 at 11:57 o'clock A.M., and duly recorded in Vol. M99  
of Deeds on Page 9144

FEE

\$35.00

Linda Smith, County Clerk

by

Kathleen Ross