

AFTER RECORDING, RETURN TO:

✓ Wells Fargo Bank, N.A.
Real Estate/Specialty Assets
P.O. Box 3075, #6101-148
Portland, Oregon 97208

UNTIL A CHANGE IS REQUESTED,
SEND ALL TAX STATEMENTS TO:

No Change

BARGAIN AND SALE DEED

RICHARD B. SOLOMON and HENRY S. BLAUER, as Trustees of the Gerald Rosencrantz Trust (the Trust) created under Trust Agreement dated the 11th day of April, 1975, in which Morris H. Rosencrantz and Bernice Rosencrantz are the Trustors (Grantors), convey to WELLS FARGO BANK, N.A., as successor Trustee of the Trust (Grantee) all of that certain real property described in Exhibit A, attached hereto and by this reference incorporated herein and made a part hereof.

Henry S. Blauer and Morris J. Galen were the initial Trustees of the Trust. Morris J. Galen resigned as Trustee of the Trust in accordance with paragraph 17(e) of the Trust Agreement. By Order of the Circuit Court of Multnomah County, Oregon dated August 29, 1983, Richard B. Solomon was appointed as a successor Trustee. By Order of the Circuit Court of Multnomah County, Oregon, Case Number 9807-91574, dated September 30, 1998, the resignation of Henry S. Blauer and Richard B. Solomon as Trustees was accepted, effective upon the appointment of a qualified successor Trustee and the acceptance of such appointment. By Resignation of Trustee and Appointment of Successor Trustee dated December 31, 1998, the Grantors resigned as Trustees and appointed Grantee as the Successor Trustee of the Trust. Grantee accepted its appointment by Acceptance of Appointment dated December 30, 1998.

The true and actual consideration for this conveyance is \$0. The only purpose of this Deed is to reflect the change of the Trustee of the Trust.

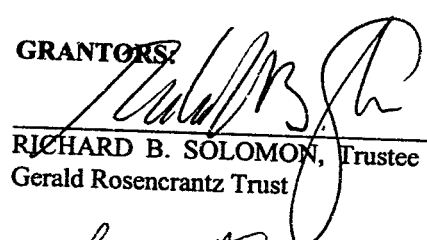
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH


23854

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.

Dated: May 11, 1999.

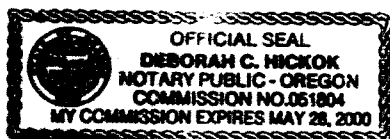
GRANTORS

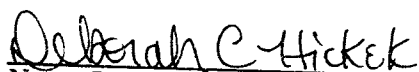

RICHARD B. SOLOMON, Trustee of the
Gerald Rosencrantz Trust


HENRY S. BLAUER, Trustee of the Gerald
Rosencrantz Trust

STATE OF OREGON)
) ss.
County of Multnomah)

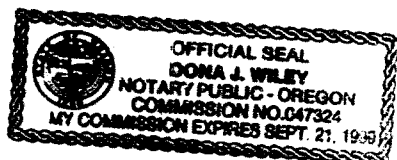
The foregoing instrument was acknowledged before me this 11th day of May,
1999 by RICHARD B. SOLOMON.

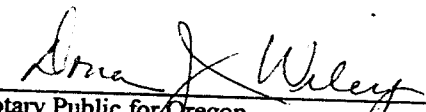



Notary Public for Oregon
My commission expires: 5-28-2000

STATE OF OREGON)
) ss.
County of Multnomah)

The foregoing instrument was acknowledged before me this 12 day of May, 1999
by HENRY S. BLAUER.




Notary Public for Oregon
My commission expires: 9-21-1999

**EXHIBIT A
TO
BARGAIN AND SALE DEED**

Grantors: Richard B. Solomon and Henry S. Blauer,
Trustees of the Gerald Rosencrantz Trust U/T/A
dated 4/11/75

Grantee: Wells Fargo Bank, N.A., successor Trustee
of the Gerald Rosencrantz Trust U/T/A
dated 4/11/75

That certain real property situated in the City of Klamath, County of Klamath, State of Oregon, described as follows:

Commencing at the Northwest Corner of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Oregon and running thence

South $00^{\circ} 00\text{-}1/2'$ East along the Westerly boundary of Section 3, 826.8 feet, more or less to its intersection with a line parallel with; and 75 feet distant at right angles Northeasterly from the center line of the Dalles California State Highway, also known as South Sixth Street, as the same is now located and constructed, said parallel line being also the Northerly right of way line of said street and highway; thence

South $55^{\circ} 52\text{-}1/2'$ East along said parallel line 1550.79 feet to the true beginning point of this description, said point marking boundary between lands of Swan Lake Moulding Company and J. R. and Maude Brown from which point the witness monument cross chiseled in the concrete sidewalk by the Oregon State Highway Department on July 15, 1947, bears South $34^{\circ} 07\text{-}1/2'$ West 10 feet; running thence

from said true beginning point North $34^{\circ} 07\text{-}1/2'$ East at right angles to South Six Street 175 feet along said boundary to an iron pipe on the Southerly line of Pershing Way; thence

North $55^{\circ} 52\text{-}1/2'$ West parallel to South Sixth Street along said Southerly line of Pershing Way 134.55 feet to an iron rod marking the boundary between the lands of Swan Lake Moulding Company and Sheldon and Catherine Brumbaugh; thence

23856

along said boundary South $34^{\circ} 07\frac{1}{2}'$ West at right angles to South Sixth Street 175 feet to a point on the Northerly line of South Sixth Street from which the witness monument cross chiseled by the Oregon State Highway Department bears South $34^{\circ} 07\frac{1}{2}'$ West 10 feet; thence

South $55^{\circ} 52\frac{1}{2}'$ East along the Northerly line of South Sixth Street 134.55 feet to the true beginning point.

259164 v01

State of Oregon, County of Klamath
Recorded 6/17/99, at 11:05 a. m.
In Vol. M99 Page 23853

Linda Smith,

County Clerk

Fee \$ 45 *KR*