

1999 OCT 19 AM 10:31

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After recording, return to: William M. Ganong
Attorney at Law
514 Walnut Avenue
Klamath Falls OR 97601

Send Tax Statements to: Mr. and Mrs. Ralph W. Stearns, Jr.
Post Office Box 434
Merrill OR 97633

BARGAIN AND SALE DEED

Ralph W. Stearns, Jr. and Nellie Mae Stearns, husband and wife, convey to Ralph W. Stearns, Jr. and Nellie M. Stearns, as Trustees of the Stearns Family Trust, uda October 14, 1999, and their successors in Trust, the property in Klamath County, Oregon more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference:

Klamath County Assessors Account No. R-4110-10-300

This deed is made for estate planning purposes and no consideration has been paid heretofore.

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.

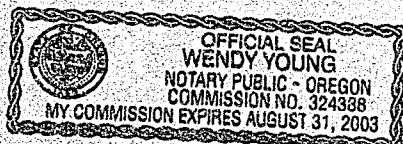
Dated this 14th day of October, 1999.

Ralph W. Stearns
Ralph W. Stearns, Jr.

Nellie Mae Stearns
Nellie Mae Stearns

STATE OF OREGON, County of Klamath) ss.

On the 14th day of October, 1999, personally appeared the above-named Ralph W. Stearns, Jr. and Nellie Mae Stearns and acknowledged the above instrument to be their voluntary act and deed.



Wendy Young
Notary Public for Oregon
My commission expires: 8-31-2003

EXHIBIT "A"

A tract of land situated in the NE $\frac{1}{4}$ of Sec. 10, Twp. 41 S., R. 10 E.W.M., Klamath County Oregon, more particularly described as follows: Beginning at the North one fourth corner of said Section 10, said point being monumented by a 1" x 30" iron pin at the intersection of the County roads as established in 1906 and described in Commissioners Journal IV, pages 197 and 225, Klamath County Records; thence South 89°18'00" East along the centerline of the County road marking the North line of said Section 10 as described in said road records a distance of 299.24 feet to a 5/8" x 30" iron pin; thence South 11°06'10" East a distance of 610.36 feet to a 5/8" x 30" iron pin; thence South 09°36'40" East a distance of 594.00 feet to a 5/8" x 30" iron pin in an existing fence line; thence South 22°57'50" East following said fence line a distance of 814.80 feet to a 5/8" x 30" iron pin; thence following said fence line South 44°26'40" East to the East-West centerline of said Section 10; thence Westerly along the East-West centerline of said Section 10 to the center one-fourth corner of said Section 10; thence Northerly along the North-South centerline of said Section 10 to the point of beginning. SAVING AND EXCEPTING therefrom that portion conveyed to Klamath County for road purposes by deed recorded May 3, 1906, in Volume 20, of Deeds, page 94, Records of Klamath County, Oregon.

SUBJECT TO: Real property taxes for the 1967-68 tax year which are now a lien but not yet payable; Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, easements and water and irrigation rights in connection therewith; Any existing easements for canals, ditches, flumes or other water and irrigation rights; Rights of the public in and to that portion of property described herein, lying within boundaries of public roads, highways and/or canals; Rules, regulations, liens and assessments, contracts, right of way, easements, and any and all obligations created or imposed upon or affecting said premises by the Klamath Basin Improvement District, a corporation; Any unpaid charges or assessments of Klamath Basin Improvement District; Grant of Right of Way, including the terms and provisions thereof, recorded May 24, 1950, in Deed Volume 239 page 123, records of Klamath County, Oregon.

State of Oregon, County of Klamath
Recorded 10/19/99, at 10:31 a.m.
In Vol. M99 Page 41468
Linda Smith,
County Clerk Fee\$ 35⁰⁰

EXHIBIT "A"