

BARGAIN AND SALE DEED

ROBERT E. MAXWELL and REIDA L. MAXWELL, husband and wife, Grantors, convey,
to THE MAXWELL FAMILY JOINT REVOCABLE LIVING TRUST, dated October 21, 1999,
Grantee, the following described real property:

Lot 5, Block 4, WAGON TRAIL ACREAGES NO. 1, according to the
official plat thereof on file in the office of the County Clerk of Klamath
County, Oregon, EXCEPTING THEREFROM, the following:

Beginning at the most Northerly corner of Lot 5, Block 4, WAGON
TRAIL ACREAGES NO. 1, thence Southwesterly along the Westerly
line of Lot 5, 30 feet, thence Southeasterly 210 feet, more or less, to
the most Southerly corner of Lot 4, said Block 4, thence North
45°36'15" West 209.74 feet to the point of beginning.

Tax Identification Number 2309 001A0 06500

The true and actual consideration for this conveyance is other valuable consideration.

Until a change is requested, tax statements shall be sent to Grantee at the following address:

153119 Wagon Trail Road, Lapine, OR 97739

2X. After Recording, return to: Grantee, 153119 Wagon Trail Road, Lapine, OR 97739

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.

The property described in this instrument may not be within a fire protection district
protecting structures. The property is subject to land use laws and regulations, which, in farm or
forest zones, may not authorize construction or siting of a residence. 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 existence of fire protection for structures.

Buyer has had the opportunity to inspect the property as to environmental hazards or defects. Buyer hereby assumes the responsibility for any environmental hazards or defects and will hold seller harmless from any costs of inspection, removal, or any other expenses in connection with the pollution hazard.

DATED this 21 day of October, 1999.

Robert E. Maxwell
Robert E. Maxwell, Grantor

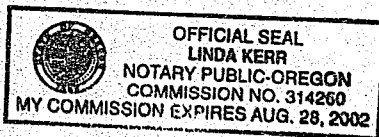
Reida L. Maxwell
Reida L. Maxwell, Grantor

STATE OF OREGON)
) ss. Oct. 21, 1999.
County of Deschutes)

Personally appeared the above named Robert E. Maxwell and Reida L. Maxwell and acknowledged the foregoing to be their voluntary act and deed.

Before me:

Linda Kerr
Notary Public for Oregon
My Commission Expires: 8/21/02



State of Oregon, County of Klamath
Recorded 11/02/99, at 10:17 a.m.
In Vol. M99 Page 43719
Linda Smith,
County Clerk Fee \$ 35.00