

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That Richard S. Fairclo, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Robert A. Sutter, Jr. and Geraldine Jordan, as tenants in common, 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 appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lots 21 and 22, Tract A, Frontier Tracts, Klamath County, Oregon.

R3606-010BC-01800-000 - Account No. R313609
R3606-010BC-01900-000 - Account No. R313930

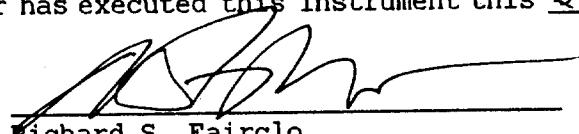
To Have and to Hold the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is: GIVEN TO CLEAR TITLE.

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

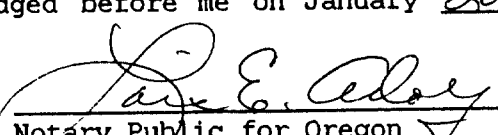
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

In Witness Whereof, the Grantor has executed this instrument this 20 day of January, 2000.

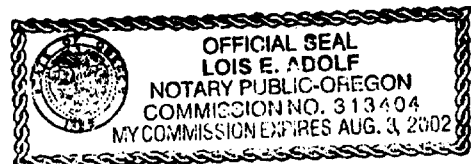

Richard S. Fairclo

STATE OF OREGON)
) SS
County of Klamath)

This instrument was acknowledged before me on January 20, 2000, by Richard S. Fairclo.


Notary Public for Oregon
My Commission Expires:

After recording, return & send
tax statements to:
Robert A. Sutter, Jr.
1069 Robin Way
Sunnyvale, CA 94087



State of Oregon, County of Klamath
Recorded 02/01/00, at 10:42 a.m.
In Vol. M00 Page 3381
Linda Smith,
County Clerk Fee \$ 21.00