

GRANTOR NAME AND ADDRESS Beulah E. Reddington, Successor Trustee
14602 Hwy 39, Klamath Falls, OR 97603
 GRANTEE NAME AND ADDRESS Beulah E. Reddington, Trustee of the Beulah E.
Reddington Revocable Survivor's Trust and
 AFTER RECORDING RETURN TO Neal G. Buchanan
435 Oak Ave., Klamath Falls, OR 97601
 SEND TAX STATEMENTS TO Grantee
14602 Hwy 39, Klamath Falls, OR 97603

BARGAIN AND SALE DEED - STATUTORY FORM

BEULAH E. REDDINGTON, Successor Trustee of the LEE D. REDDINGTON and BEULAH E. REDDINGTON Revocable Living Trust, conveys to BEULAH E. REDDINGTON, Trustee of the BEULAH E. REDDINGTON Revocable Survivor's Trust (as to an undivided one-half interest) and BEULAH E. REDDINGTON, Trustee of the LEE D. REDDINGTON Decedent's Trust (as to the remaining undivided one-half interest), Grantees, that certain real property situated in Klamath County, Oregon, and legally described on Exhibit A, attached hereto and incorporated by this reference herein as if fully set forth.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND 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.

The true and actual consideration for this conveyance is \$-0-. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration being division upon death of one Trustor pursuant to the provisions of the LEE D. REDDINGTON and BEULAH E. REDDINGTON Revocable Living Trust dated the 8th day of August, 1996. .

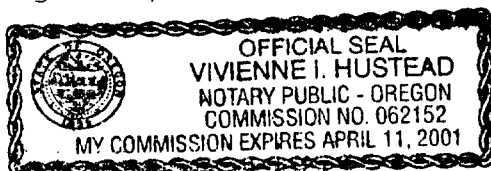
DATED this 11 day of May, 2000.

LEE D. REDDINGTON and BEULAH E. REDDINGTON Revocable Living Trust dated August 8, 1996

by Beulah E. Reddington

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on May 11, 2000, by BEULAH E. REDDINGTON as Successor Trust of the LEE D. REDDINGTON and BEULAH E. REDDINGTON Revocable Living Trust dated August 8, 1996.



Vivienne I. Hustead
 NOTARY PUBLIC FOR OREGON

EXHIBIT "A"**Parcel #1:**

The NW 1/4 NW 1/4 of Section 18 lying Northeasterly of the drain ditch as now located across said premises. The NE 1/4 NW 1/4 of Section 18, lying Southwesterly of the South Pacific Railway right of way. EXCEPTING THEREFROM that portion conveyed to Thomas F. O'Brien by Deed recorded in Deed Volume 264 at page 554, Deed Records of Klamath County, Oregon.

The NE 1/4 SW 1/4 of Section 18, lying Northerly of the #5 Drain as now located across said premises. The SE 1/4 NW 1/4 of Section 18, lying Southwesterly of the Southern Pacific Railway right of way, all in Township 40 South, Range 10 East of the Willamette Meridian.

TOGETHER WITH Easements for irrigation purposes as follows:

1. An easement 15.00 feet in width adjacent to but Westerly of the North-South center-of-section line in Section 18, Township 40, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows: Commencing at the intersection of the North-South center-of-section line of said Section 18 with the Northeasterly right-of-way line of the Klamath Falls-Malin Highway (Oregon Highway No. 39); thence North 00 degrees 23' 45" West along said North-South center-of-section line 1220.56 feet to the point of beginning for this description; thence continuing North 00 degrees 23' 45" West along said center-of-section line 441.49 feet; thence leaving said center-of-section line West 15.00 feet; thence South 00 degrees 23' 45" East parallel to but 15.00 feet Westerly of said center-of-section line 441.65 feet to an existing fence; thence North 89 degrees 22' 48" East along said fence 15.00 feet to the point of beginning.
2. An easement located in Section 18, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows: Commencing at the intersection of the North-South center-of-section line of said Section 18 with the Northeasterly right-of-way line of the Klamath Falls-Malin Highway (Oregon Highway No. 39); thence North 00 degrees 23' 45" West along said North-South center-of-section line 1220.56 feet to the point of beginning for this description; thence leaving said North-South center-of-section line South 89 degrees 22' 48" West along an existing fence 696.24 feet; thence leaving said fence South 00 degrees 41' 58" East, 149.21 feet to the Northeast right-of-way line of the Klamath Falls-Malin Highway (Oregon Highway No. 39); thence South 33 degrees 27' 04" East along said right-of-way line, 83.18 feet; thence leaving said right-of-way line North 00 degrees 41' 58" West 204.10 feet; thence North 89 degrees 22' 48" East parallel to but 15.00 feet Southerly of said existing fence, 651.16 feet to said North-South center-of-section line; thence North 00 degrees 23' 45" West along said center-of-section line 15.00 feet to the point of beginning.
3. An easement 20.00 feet in width located in Section 7 and Section 18, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, the centerline of which is more particularly described as follows: Commencing at the intersection of an existing East-West fence with the Northeasterly right-of-way line of the Klamath Falls-Malin Highway (Oregon Highway No. 39) from which the East quarter corner of said Section 18 bears South 54 degrees 24' 25" East 4271.20 feet; thence South 33 degrees 27' 04" East along said right-of-way line 39.25 feet to the point of beginning for this description; thence leaving said right-of-way line North 73 degrees 40' East 70.41 feet; thence North 42 degrees 28' East 54.10 feet; thence North 00 degrees 41' 58" West 1457.95 feet to the South right-of-way line of Elliott Road in said Section 7 marking the terminus of this easement.

Parcel #2:

A parcel of land situated in the NW 1/4 of Section 18, T 40S R 10E, W.M., Klamath County, Oregon being more particularly described as follows: Beginning at a 3/4" iron pipe on the westerly right of way line of the 5-A Drain, from which the southeast corner of said Section 18 bears S 38 degrees 22' 29" E, 5079.40 feet; thence southerly along said right of way line following courses and distances: S 48 degrees 26' 04" E, 513.80 feet; S 46 degrees 18' 37" E, 121.62 feet; S 23 degrees 44' 51" E, 80.50 feet; S 15 degrees 49' 15" W, 38.89 feet; S 33 degrees 16' 40" W, 43.00 feet; S 51 degrees 20' 25" W, 68.17 feet; thence continuing along said right of way line and the extension thereof S 73 degrees 46' 32" W, 434.67 feet to a 3/4" iron pipe; thence NORTH, 735.99 feet to the point of beginning, containing 5.00 acres more or less.

State of Oregon, County of Klamath
Recorded 05/16 /00, at 11:56 a.m.
In Vol. M00 Page 17658
Linda Smith,
County Clerk Fee\$ 21.00