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Mary P. McGuire, Trustee
6165 West Langell Valley Rd
Bonanza, OR 97623

Grantor's Name and Address

Mary P. McGuire & William B.
Rutherford

6165 West Langell Valley Rd
Bonanza, OR 97623

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Mary P. McGuire & William B.
Rutherford

6165 West Langell Valley Rd
Bonanza, OR 97623

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Same

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of _____ } ss.

I certify that the within instrument was
received for record on _____,
at _____ o'clock _____ M., and recorded in
book/reel/volume No. _____ on page _____
and/or as fee/file/instrument/microfilm/reception
No. _____, Records of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____, Deputy.

MTC S1336-LB

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Mary P. McGuire, trustee of the McGuire Family
Trust, U.A.D. June 29, 1995
hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
William B. Rutherford and Mary P. McGuire, 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 any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

SEE "EXHIBIT A" WHICH IS ATTACHED HERETO

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ none. [Ⓢ] However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. [Ⓢ] (The sentence between the symbols [Ⓢ], if not applicable, should be deleted. See ORS 93.030.)

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

IN WITNESS WHEREOF, the grantor has executed this instrument on June 23, 2000; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

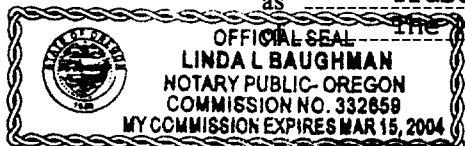
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO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

Mary P. McGuire Trustee
Mary P. McGuire, Trustee of the McGuire
Family Trust, U.A.D. June 29, 1995

STATE OF OREGON, County of Klamath) ss.This instrument was acknowledged before me on June 23, 2000,

by _____

This instrument was acknowledged before me on _____,

by Mary P. McGuireas TrusteeThe McGuire Family Trust, U.A.D. June 29, 1995

Notary Public for Oregon

My commission expires 3-15-04

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

All that portion of the NW1/4 SE1/4 and S1/2 SE1/4 lying Northeasterly of the West Langell Valley Road in Section 22, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon,

PARCEL 2:

A portion of the NE1/4 SE1/4 of Section 22, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Southwest corner of said NE1/4 SE1/4; thence North 100 feet; thence East 100 feet; thence South 100 feet; thence West 100 feet to the point of beginning.

State of Oregon, County of Klamath
Recorded 06/28/00, at 11:28 a.m.
In Vol. M00 Page 23580
Linda Smith,
County Clerk Fee\$ 26⁰⁰