

et: After Recording Return To:  
Tara J. Schleicher (SP)  
Farleigh, Wada & Witt, P.C.  
121 S.W. Morrison Street, Suite 600  
Portland, Oregon 97204-3136  
Telephone: (503) 228-6044

RECORDING COVER PAGE

TITLE OF DOCUMENT: Bargain and Sale Deed

GRANTOR: Wells Fargo Bank, N.A., formerly known as  
First Interstate Bank of Oregon, N.A., formerly  
known as The First National Bank of Oregon, and  
pursuant to Klamath County Court Order in Case  
No. 0000003 appointing successor trustees of  
C.N. Hawkins Trust

GRANTEES: Gerald N. Hawkins, Charles E. Lord, and  
Thomas J. Hawkins, Co-Trustees of the  
C.N. Hawkins Trust dated September 11, 1951,  
and any amendments thereon, or their successors  
in said Trust



NS

28028



WELLS FARBO BANK, N.A., fka  
 FIRST INTERSTATE BANK OF OREGON, fka  
 FIRST NATIONAL BANK OF PORTLAND, as  
 TRUSTEE  
 Grantor's Name and Address  
 GERALD N. HAWKINS, et al  
 P.O. Box 426  
 Fort Klamath, OR 97626  
 Grantee's Name and Address

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

Tara J. Schleicher  
 FARLEIGH, WADA & WITT, P.C., 121 S.W.  
 Morrison, #600, Portland, OR 97204

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

THOMAS J. HAWKINS  
 P.O. Box 426  
 Fort Klamath, OR 97626

SPACE RESERVED  
 FOR  
 RECORDER'S USE

STATE OF OREGON,

County of \_\_\_\_\_ } ss.

I certify that the within instrument  
 was received for record on the \_\_\_\_\_ day  
 of \_\_\_\_\_, 19\_\_\_\_, at  
 \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in  
 book/reel/volume No. \_\_\_\_\_ on page  
 \_\_\_\_\_ and/or as fee/file/instru-  
 ment/microfilm/reception No. \_\_\_\_\_,  
 Records of said County.

Witness my hand and seal of County  
 affixed.

By \_\_\_\_\_, Deputy.

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that WELLS FARGO BANK, N.A., formerly known as First  
 Interstate Bank of Oregon, N.A., fka The First National Bank of Portland, and pursuant \*,  
 hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Gerald N.  
 Hawkins, Charles E. Lord, and Thomas J. Hawkins, Co-Trustees of the C.N. Hawkins Trust, \*\*  
 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 attached hereto and incorporated herein by this reference-----

\* to Klamath County Court Order in Case #0000003 appointing successor trustees of C.N.  
 Hawkins Trust.

\*\*dated September 11, 1951, and any amendments thereon, or their successors in said  
 Trust.

\*\*\*Other than monetary: this grant is made pursuant to the order of Klamath County Circuit  
 Court Case No. 0000003 appointing the grantees as co-successor trustees of the C.N.  
 Hawkins Trust. (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 \$1,000,000.00. However, the~~  
~~actual consideration consists of other property or value given or promised which is part of the whole (indicate~~  
~~which) consideration. If the amount given is not applicable, should be deleted. See ORS 33.030~~

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 this 19 day of July, 2000 x19x; 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.

WELLS FARGO BANK, N.A., as Trustee

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN  
 THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGU-  
 LATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON  
 ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPRO-  
 PRIATE 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.

By: *Beverly Branden*  
 Beverly Branden, Assistant Vice-President  
*George A. Wilson*  
 George A. Wilson, Assistant Vice President

STATE OF OREGON, County of Multnomah ) ss.

This instrument was acknowledged before me on July 19 2000 x19xxx,

by This instrument was acknowledged before me on July 19 2000, x19xxx,

by Beverly Branden and George A. Wilson  
 as Assistant Vice-President of Wells Fargo Bank, N.A. as Trustee



*Jesse Reding*  
 Notary Public for Oregon  
 My commission expires June 18, 2004



## EXHIBIT A

BEGINNING at the Northwest corner of Section 6, Township 34 South, Range 7 1/2 East, WILLAMETTE MERIDIAN, thence south 89° 37' East along the township line 80.69 chains to the section corner common to Sections 5 and 6; thence continuing along the township line 6.55 chains, more or less, to the fence bounding the tract heretofore sold to J.L. Helms and wife; thence South 0° 15' East along the Helms boundary fence 50.12 chains to the Southwest corner thereof; thence South 89° 01' East along the South boundary of the Helms tract, 52.50 chains, more or less, to the center line of the Center Canal; thence following the center line of the Center Canal South 0° 51' West 10.56 chains; South 0° 54' West 13.79 chains; South 0° 04' West 60.00 chains; South 1° 05' West 20.00 chains to a point about 21.60 chains West of the corner common to Sections 4, 5, 8 and 9; thence South 0° 08' East 10.00 chains to the Southwest corner of the tract heretofore conveyed to Helen Pearl Schuize, Thomas B. Hawkins and Chas. J. Hawkins; thence South 0° 20' West 52.14 chains, more or less, along the center line of the Center Canal to the Center Line of Seven Mile Canal; thence following the center line of Seven Mile Canal, North 33° 45' West 42.00 chains; North 32° 01' West 43.70 chains; North 61° 33' West 16.00 chains; North 47° 24' West 27.45 chains; North 59° 49' West 28.53 chains; North 46° 45' West 23.00 chains; North 53° 00' West 9.00 chains; North 34° 49' West 7.00 chains; thence leaving Seven Mile Canal North 34° 49' West 7.00 chains to the West line of Section 6; thence North along the Section line, 73.00 chains, more or less, to the point of beginning; being all of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 and 24, and part of Lots 20, 21, 22, 23 and N 1/2 SE 1/4 and SE 1/4 SE 1/4 of Section 6, and all of Lots 13, 14, 19, 20, 21, 22 N 1/2 SW 1/4, SE 1/4 SW 1/4, and parts of Lots 4, 5, 12, 11, 10, 15, 18, 23 W 1/2 SE 1/4 and SW 1/4 SW 1/4 of Section 5; and part of W 1/2 NE 1/4, E 1/2 NW 1/4, NW 1/4 NW 1/4, W 1/2 SE 1/4 of Section 8, all in Township 34 South, Range 7 1/2 East, Willamette Meridian, and containing 1,625.46 acres of land, more or less.

SUBJECT to the rights, interests and easements excepted and reserved to Fort Klamath Meadows Co., a California Corporation, and Meadows Drainage District, a municipal corporation of Oregon, in and by the certain deed from said Fort Klamath Meadows Co., to C.N. Hawkins, dated August 28, 1942, and recorded October 28, 1942 in Volume 150 of Deeds, Page 589, Records of Klamath County, Oregon.

State of Oregon, County of Klamath  
Recorded 08/01/00, at 9:22 a. m.  
In Vol. M00 Page 28027  
Linda Smith,  
County Clerk Fee \$ 31<sup>00</sup>

EXHIBIT  
PAGE

A

OF