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BARGAIN AND SALE DEED

SOUTH VALLEY BANK & TRUST, Trustee of the HARRY D. BOIVIN TRUST OF DECEMBER 6, 1994, as amended, Grantor, conveys to ROBERT D. BOIVIN and KATHLEEN R. BOIVIN, Grantees, not as tenants in common, but with the right of survivorship; that is, the fee shall vest in the survivor of the Grantees, the real property located in Klamath County, Oregon, and more particularly described in Exhibit "A" attached hereto and made a part hereof.

The true consideration for this conveyance is other value given.

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.

DATED this 3 day of August, 2000.

SOUTH VALLEY BANK & TRUST

By [Signature]
SHARON L. PARKS, Vice President

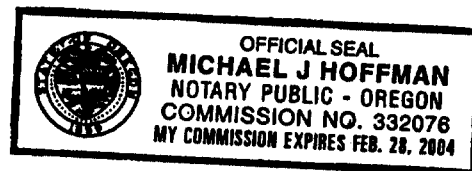
"Trustee"

STATE OF OREGON)
) ss.
County of Klamath)

On this 3rd day of August, 2000, personally appeared the above-named SHARON L. PARKS, Vice President of South Valley Bank & Trust, Trustee of the HARRY D. BOIVIN TRUST OF DECEMBER 6, 1994, as amended, and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

[Signature]
Notary Public for Oregon



UNLESS A CHANGE IS REQUESTED,
ALL TAX STATEMENTS SHALL BE
SENT TO THE FOLLOWING ADDRESS:

ROBERT D. BOIVIN
KATHLEEN R. BOIVIN
612 Conger Avenue
Klamath Falls, Oregon 97601

KB

*120 Whaleview Court
Crescent City, CA 95531*

AFTER RECORDING, RETURN TO:

STUART E. FOSTER
Foster, Purdy, Allan,
Peterson & Dahlin, LLP
Post Office Box 1667
Medford, OR 97501

OC

EXHIBIT "A"

31960

Parcel A:

A tract of land situated in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

Beginning at a chiseled cross on a stone monument buried in the ground, said stone being North 41° East a distance of 1094 feet, more or less, by record from the one-fourth corner common to Sections 31 and 32, Township 38 South, Range 9 East of the Willamette Meridian, and from which stone monument a nail in a tree bears South 33°53' East a distance of 18.46 feet, the center insulator on an electrical transmission tower bears North 86°30' West and power pole K 4754 bears North 59°11' East; thence South 37°29'10" East a distance of 206.81 feet to a one-half inch iron pipe set in concrete on the southerly edge of the Barnhisel entrance road, said point being the True Point of Beginning of the description and from which said point a spike in the base of a tree bears North 30°48' West a distance of 19.40 feet; thence South 07°10' 00" West a distance of 111.11 feet to a one-half inch iron pipe set in concrete from which the corner of a house foundation bears North 69°41' East a distance of 18.19 feet and the center of a sewer manhole cover is 30.9 feet distant; thence South 44°24'20" West a distance of 164.86 feet to a one half inch iron pipe set in concrete, from which the center of a sewer manhole cover bears North 51°30' West a distance of 26.55 feet; thence North 55°27' West 83.00 feet to a one-half inch iron pin; thence North 47°31' East 267.92 feet to the True Point of Beginning, containing 16.377 square feet together with any land lying between Link River and the Southwesterly end of the above described property and with bearings based on recorded survey number 1276.

Parcel B:

AN UNDIVIDED ONE-THIRD INTEREST IN THE FOLLOWING DESCRIBED REAL PROPERTY:

A private road right-of-way situated in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

Beginning at a chiseled cross on a stone monument buried in the ground, said stone being North 41° East a distance of 1094 feet, more or less, by record from the one-fourth corner common to Sections 31 and 32, Township 38, South, Range 9 East of the Willamette Meridian, and from which stone monument a nail in a tree bears South 33°53' East a distance of 18.40 feet, the center insulator on an electric transmission tower bears North 86°30' West and power pole K 4754 bears North 59°11' East; thence South 37°29' 10" East a distance of 206.81 feet to a one-half inch iron pipe set in concrete on the southerly edge of the Barnhisel entrance road, said point being the True Point of Beginning of this description and from which said point a spike in the base of a tree bears North 30°48' West a distance of 19.40 feet; thence South 47°31' West 230.92 feet to a one-half inch iron pin; thence North 42°29' West 18.00 feet to a one-half inch iron pin; thence North 47°31' East 235.25 feet to a one-half inch iron pin; thence North 69°39' East 52.37 feet to a one-half inch iron pin on the Northerly line of the Barnhisel property; thence South 52°00' East along said line 28.00 feet to a one-half inch iron pin; thence South 74°34' West 64.53 feet to the true point of beginning; with the bearings of the above description based on recorded survey number 1276.

State of Oregon, County of Klamath
Recorded 08/30/00, at 3:31 p.m.
In Vol. M00 Page 31459
Linda Smith,
County Clerk Fee\$ 31.00