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 RETURN TO:
 William P. Brandsness
 411 Pine Street
 Klamath Falls, OR 97601

TAX STATEMENTS TO:

State of Oregon, County of Klamath
 Recorded 12/22/00, at 10:27am.
 In Vol. M00 Page 46006
 Linda Smith,
 County Clerk Fee \$ 21.00

-BARGAIN AND SALE DEED-

Margaret Alice Howard, Grantor, conveys to Irene V. Wagner, Trustee of the Margaret A. Howard Living Trust, Grantee, the following described real property situated in the County of , State of Oregon, to-wit:

A tract of land situated in Section 20, Township 39 South, Range 11 ½ East of the Willamette Meridian, in the County of Klamath, State of Oregon, being a portion of Lot 2, Parcel 2, as shown on Survey No. 1447, as recorded in the office of the Klamath County Surveyor, and being more particularly described as follows:

Beginning at the North quarter corner of said Section 20; thence South 89°05'36" West along the North line of said Section 20, 272.15 feet; thence South 00°54'24" East 948.37 feet; thence South 29°38'20" West 750.00 feet to a point on the Northerly right of way line of the County Road, said point being South 60°21'40" East 170.00 feet from the most Southerly corner of Lot 3 of said Parcel No. 2; thence South 60°21'40" East, along said right of way line 470.00 feet to a point which is North 60°21'40" West 60.00 feet from the Southwest corner of Lot 1 of said Parcel No 2; thence North 29°38'20" East, parallel to and 60 feet Northwesterly of, measured at right angles to the Westerly line of said Lot 1, a distance of 750.00 feet; thence North 00°24'00" West 1186.00 feet to a point on the North line of said Section 20; thence South 89°36'00" West 143.10 feet to the point of beginning.

The true and actual consideration for this transfer is a portion of an Estate Plan.

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 18 day of December MM, 2000.

Margaret Alice Howard
 Margaret Alice Howard

STATE OF OREGON)
) ss. December 18, 2000.
 County of)

Personally appeared the above-named Margaret Alice Howard and acknowledged the foregoing instrument to be her voluntary act. Before me:



Karen A Baker
 Notary Public for Oregon
 My Commission expires: 9-28-01