

2001 JAN -8 PM 1:11

Vol M01 Page 705

WHEN RECORDED MAIL TO:

cc. GIACOMINI LAW OFFICE
706 Main Street
Klamath Falls, OR 97601

MAIL TAX STATEMENTS TO:

Robert M. Gion and Virginia L. Gion, Trustees
Robert and Virginia Family Bypass Trust
2411 Vermont Avenue
Klamath Falls, OR 97603

State of Oregon, County of Klamath
Recorded 01/08/01, at 1:11 p m.
In Vol. M01 Page 705
Linda Smith,
County Clerk Fee \$ 31-

BARGAIN AND SALE DEED

VIRGINIA GION aka VIRGINIA L. GION,
wife of Robert M. Gion

GRANTOR, conveys to

ROBERT M. GION and VIRGINIA L. GION, Trustees, or the successor trustee,
of the ROBERT and VIRGINIA FAMILY BYPASS TRUST utu 12/21/00

GRANTEE, the following described real property situate in Klamath County, State of Oregon:

All of VIRGINIA GION'S right, title, and interest (whole or undivided) in the following real property situate in Klamath County, State of Oregon, to-wit:

Parcel One: The W ½ E ½ SE ¼ SE ¼ and the W ½ SE ¼ SE ¼ of Section 27, Township 33 South, Range 7 ½ East of the Willamette Meridian, Klamath County, Oregon.

A portion of the NW 1/4 of Section 35 and the NE ¼ of Section 34, Township 33 South, Range 7 ½ East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at the Northeast corner of the NW 1/4NW ¼ of Section 35, Township 33 South, Range 7 ½ East of the Willamette Meridian, Klamath County, Oregon; thence South 89°45'11" West along the north line of said Section 35, a distance of 1328.40 feet more or less to the Northwest corner of said Section 35; thence South 89°52'28" West along the North line of Section 34, Township 33 South, Range 7 ½ East of the Willamette Meridian, Klamath County, Oregon, a distance of 379.40 feet; thence South 00°07'32" East, a distance of 30.00 feet; thence North 89°52'28" East, on a line parallel to and 30.00 feet distant from the North line of said Section 34, a distance of 379.50 feet more or less to a point on the East line of said Section 34; thence North 89°45'11" East, on a line parallel to and 30.00 feet distant from the North line of said Section 35, a distance of 1328.44 feet more or less to a point on the East line of the NW ¼ NW ¼ of said Section 35; thence North along the East line of the said NW ¼ of the NW ¼ a distance of 30.00 feet to the point of beginning.

Also, A parcel of property located in the NE ¼ of the NW ¼ of Section 35, Township 33 South, Range 7 ½ East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at the intersection of the Westerly right of way line of Highway 62 and the North line of Section 35, Township 33 South, Range 7 ½ East of the Willamette Meridian, Klamath County, Oregon; thence South 89°45'11" West, along the North line of said Section 35, a distance of 176.00 feet more or less to the Northwest corner of the NE ¼ of the NW ¼ of said Section 35; thence South 00°09'55" East, along the Westerly line of said NE ¼ of the NW ¼ of said Section 35, a distance of 259.5 feet; thence North 89°45'11" East, parallel to the North line of said NE ¼ of the NW ¼ a distance of 259.04 feet more or less to a point on the Westerly right of way line of Highway Number 62; thence Northwest along said Westerly right of way line a distance of 271.83 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM a parcel of property located in the NE ¼ of the NW ¼ of Section 35, Township 33 South Range 7 ½ East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning on the West line of the NE ¼ of the NW ¼ of Section 35, Township 33 South Range 7 ½ East of the Willamette Meridian, Klamath County, Oregon, said point of beginning being South, a distance of 30.00 feet from the Northwest corner of said NE ¼ of NW ¼; thence South 00°09'55" East, along the Westerly line of the said NE ¼ of the NW ¼ a distance of 229.5 feet; thence North 89°45'11" East, parallel with the North line of said NE ¼ of the NW ¼, a distance of 259.04 feet more or less to a point on the Westerly right of way line of Highway Number 62; thence Northwest along said right of way line, a distance of 240.95 feet, more or less, to a point 30.00 feet Southerly from the North line of the NE ¼ of the NW ¼ when measured at right angles to the North line of said NE ¼ of the NW ¼; thence South 89°45'11" West on a parallel to and 30.00 feet distant from the North line of said NE ¼ of the NW ¼, a distance of 185.6 feet more or less to the point of beginning.

APN 3307-V-5200

APN 3307-V3500-600

APN3307-V3500-300

Parcel Two: Beginning at a point which is 16 feet East of a point which is North 0°50' West 1846.4 feet from Southwest corner of the SE ¼ of the SE ¼ of Section One (1), Township 39 South of Range 9 East of the Willamette Meridian, Oregon; thence East 273.7 feet, thence North 800 feet; thence West 273.7 feet to a point which is 16 feet East of line which divides the E ½ SE ¼ and W ½ SE ¼ of Section 1, thence South 800 feet to the place of beginning.

Also: Beginning at a point 16 feet East of a point which is North 0°50' West 1296 feet from the Southwest corner of the SE ¼ of SE ¼ of Sec. 1, Township 39 S. R. 9 E.W.M. Oregon; thence North 87°20' East 266 feet; thence North 468 feet; thence East 165 feet; thence North 880 feet; thence W 165 feet thence South 800 feet; thence West 273.7 feet to a point 16 feet East of line which divides E ½ SE ¼ and W ½ SE ¼ of Section 1, thence South 0°50" East 560.4 feet to the place of beginning.

Also: Beginning at a point 16 feet East of a point North 0°50' West which is 1296 feet North from the Southwest corner of the SE ¼ SE ¼ of Sec. 1, Twp. 39 S. R. 9 E.W.M., Oregon, thence North 87°20' East 266'; thence North 468 feet; thence East 165 feet to an iron stake which is the point of beginning of this description; thence East 165 feet; thence North 880'; thence West 165'; thence South 880 feet to the point of beginning.

Together with all right, title and interest in and to a 16 foot road along the Westerly side of said premises extending along line separating the E ½ SE ¼ of Sec. 1, Twp 39 S. R. 9 E.W.M., from the W ½ SE ¼ of said Section 1, said 16 foot road lying Easterly from and adjoining said center line and extending from the Dalles-California Highway Northerly to North line of said SE ¼ of said Section 1, said Township and Range.

APN 3909-1DA-2300

APN 3909-1DA-2600

Parcel Three: A tract of land situated in the E ½ SE ¼ of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon being more particularly described as follows: Beginning at the Southwest corner of the SE ¼ SE ¼ of said Section 1; thence North 00°50'00" West, along the West line of the E ½ SE ¼ of said Section 1, 2129.13 feet; thence East 16.00 feet to a 5/8 inch iron pin; thence continuing East 356.24 feet to a 5/8 inch iron pin being the True Point of Beginning of this description; thence continuing East 248.25 feet, more or less, to a 5/8 inch iron pin in an old fence line on the apparent East line of that tract of land described in Deed Volume M-71, page 3540, as recorded in the Klamath County Deed records, and the apparent West line of Piedmont Heights, a duly recorded subdivision; thence Northerly generally along said fence line and its extension 525.36 feet to a 5/8 inch iron pin on the Northerly line of the E ½ SE ¼, thence South 89°31'20" West along said Northerly line 247.08 feet to a 5/8 inch iron pin; thence South 523.30 feet to the True Point of Beginning.

APN 3909-1DA-2200

Parcel Four: A tract of land situated in the E ½ SE ¼ of Section 1, Twp. 39 South, Range 9 E.W.M., Klamath County, Oregon being more particularly described as follows: Beginning at a point marked by a 5/8" iron pin, which is N. 00°50'00" W. 2129.13 feet and East 16.00 feet from the Southwest corner of the SE ¼ SE ¼ of said Section 1; thence N. 00°50'00" W. parallel with and 16.00 feet easterly measured at right angles to the west line of the E ½ SE ¼ of said Section 1, 115 feet, more or less to the Southwesterly high water line of the Enterprise Irrigation District Highline Canal; thence southeasterly along said high-water line to a point that is East of the point of beginning; thence West 240 feet, more or less, to the point of beginning.

APN 3909-IDA-2500

Parcel Five: A tract of land situated in the E ½ SE ¼ of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows: Beginning at a 5/8 inch iron pin which is North 00°50'00" West 1657.12 feet and North 88°03'47" East 16 feet from the Southwest corner of the SE ¼ SE ¼ of said Section 1; thence North 00°50'00" West parallel to and 16 feet Easterly, measured at right angles to the West line of the E ½ SE ¼ of said Section 1, 271.46 feet to a 5/8 inch iron pin; thence East 330.56 feet to a 5/8 inch iron pin on the Westerly bank of the Enterprise Irrigation District Highline Canal; thence Southeasterly along said Westerly bank to the Southerly line of the Easterly portion of that tract of land described in Deed Volume M-71 on page 3540, as recorded in the Klamath County Deed Records; thence West along said Southerly line to the Easterly line of the Southerly portion of said Deed Volume M-71 at page 3540; thence South along said Easterly line to a 5/8 inch iron pin which is situated North 88°03'47" East 271.11 feet from the point of beginning; thence South 88°03'47" West 271.11 feet to the point of beginning.

APN3909-IDA-2700

Parcel Six: The North 50 feet, Lot 1, Burnside Addition, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

APN 3909-10DD-6500

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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$-0-. Funding Non-JointTrust.

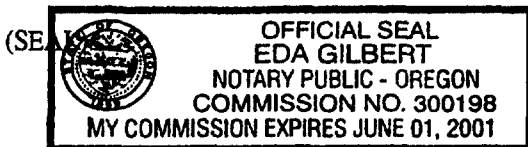
In construing this deed and where the context so requires, the singular includes the plural.

Dated: 12-21-00

Virginia Gion
Virginia Gion

STATE OF OREGON)
County of Klamath) ss

On the 21 day of December, 2000, personally appeared the above named VIRGINIA GION and acknowledged the foregoing instrument to be her voluntary act and deed.



Before me Eda Gilbert
Notary Public for Oregon
My Commission expires: 6-1-01

MAIL TAX STATEMENTS AS DIRECTED ABOVE

GIACOMINI LAW OFFICE, 706 Main Street, Klamath Falls, OR 97601; Telephone (541) 884-7728; Telefax (541) 883-1759