

AFTER RECORDING RETURN TO:

Gary M. St. Louis
1606 S.E. Glenwood Street
Portland, Oregon 97202

UNTIL A CHANGE IS REQUESTED ALL
TAX STATEMENTS SHALL BE SENT TO:

NO CHANGE.

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STATUTORY BARGAIN AND SALE DEED

JAMES S. ZBINDEN, Grantor, conveys to the following Grantees the interests in the real property described below as follows:

JON ZBINDEN, as Trustee for the Courtney Zbinden Trust, and as Trustee for the Adam Zbinden Trust -	2.91%
TROBY KELLY, an individual -	1.45%

The real property is described as:

SEE EXHIBIT "A" ATTACHED HERETO AND
INCORPORATED HEREIN BY THIS REFERENCE.

Subsequent to execution of this Deed, the real property shall be held as follows:

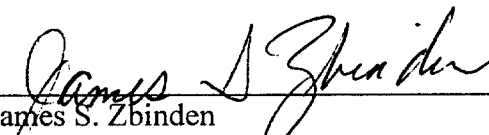
JON ZBINDEN -	25%
TROBY KELLY -	30.82%
JON ZBINDEN, As Trustee for the Courtney Zbinden Trust, and as Trustee For the Adam Zbinden Trust -	11.64%
JAMES S. ZBINDEN -	32.54%

All Grantees described above hold their interests as tenants in common with one another and with the Grantor.

The true consideration for this conveyance is NONE. This is a gift.

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 16 day of Feb, 2001.


James S. Zbinden

STATE OF OREGON)
County of KLAMATH) ss.

This instrument was acknowledged before me on FEB 16th, 2001, by
JAMES S. ZBINDEN.



Barbara Adams
Notary Public for Oregon
My Commission Expires: 6-7-01

EXHIBIT "A"

7131

PARCEL 1:

All that portion of the S $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying North and East of the Great Northern Railway Company right of way as existing upon the land, SAVE AND EXCEPTING THEREFROM all right of way for irrigation and drainage ditches and canals.

PARCEL 2:

The NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 23, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying North and East of the Great Northern Railway Company right of way as existing upon the land, SAVE AND EXCEPTING THEREFROM all right of way for irrigation and drainage ditches and canals. And that lien is superior to any interest, lien or claim of the Defendant's Hank Albertson, Barbara Albertson, Park Place Real Estate, Inc., and R.A. Johnson, Bernie Vanpelt and Joel Bell, Trustee's of the I.B.E.W. Local 769 Management Fund.

State of Oregon, County of Klamath
Recorded 02/22/01, at 2:54 p. m.
In Vol. M01 Page 7129
Linda Smith,
County Clerk Fee \$ 31.00