

GRANTOR NAME AND ADDRESS: Fotheringham Bros., a partnership
GRANTEE NAME AND ADDRESS : Walt W. Fotheringham
P.O. Box 551, Merrill, Oregon 97633
AFTER RECORDING RETURN TO: Neal G. Buchanan *or*:
435 Oak Ave., Klamath Falls, OR 97601
SEND TAX STATEMENTS TO: Walt W. Fotheringham
P.O. Box 551, Merrill, Oregon 97633

BARGAIN AND SALE DEED - STATUTORY FORM

FOTHERINGHAM BROS., a partnership, Grantor, conveys to WALT W. FOTHERINGHAM, Grantee, all interest in the following described real property situated in Klamath County, Oregon, to-wit:

A tract of land situate in the NW 1/4 of Section 3, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a point on the West line of said Section 3, said point being S. 00° 47'55" W. a distance of 2070.00 feet from the Northwest corner of said Section 3; thence S. 89° 12'05" E a distance of 410.32 feet; thence N. 01° 48'20" E. a distance of 642.86 feet to a 5/8 inch iron rod; thence S. 88° 44'25" E. a distance of 683.51 feet to a 5/8 inch iron rod at the beginning of a 63.66 foot radius curve concave to the North, the long chord of said curve bears S. 70° 41'31" E. 71.10 feet; thence along the arc of said curve a distance of 75.43 feet to a point of tangency with the following course; thence N. 75° 21'44" E. a distance of 143.71 feet; thence S. 78° 31'46" E. a distance of 22.08 feet; thence S. 00° 32'44" W. a distance of 1214.80 feet to the Southeast corner of the SW 1/4 of the NW 1/4 of said Section 3; thence N. 89° 41'31" W. a distance of 1338.17 feet to the W 1/4 corner of said Section 3; thence N. 00° 47'55" E. a distance of 577.39 feet to the point of beginning, containing 31.0 acres, more or less.

TOGETHER with an easement for ingress and egress for agricultural-forestry uses across a 30 foot wide strip of land situated in the NW 1/4 of Section 3, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as: Commencing at the Northwest corner of Section 3, T. 41 S., R. 10 E.W.M.; thence S. 89° 31'44" E. 446.76 feet; thence S. 01° 48'20" W. 30.00 feet to a 5/8 inch iron rod on the South right of way line of county road #988 (known as I.O.O.F. Cemetery Road) said point being the true point of beginning of this easement; thence S. 01° 48'20" W., 1430.00 feet; thence N. 89° 31'44" W., 30.00 feet; thence N. 01° 48'20" E. 1430.00 feet; thence S. 89° 31'44" E., 30.00 feet to the true point of beginning.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND 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 for this conveyance stated in terms of dollars is \$-0-. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration being in conjunction with dissolution and distribution of partnership assets of Fotheringham Bros., a partnership.

DATED this 22nd day of May, 2001.

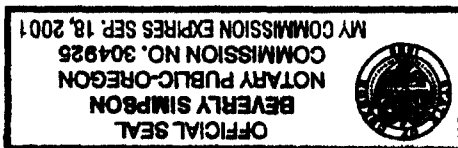
FOTHERINGHAM BROS., a partnership

By Joe C. Fotheringham
Joe C. Fotheringham

By Walt W. Fotheringham
Walt W. Fotheringham

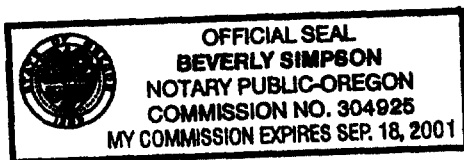
STATE OF OREGON, County of Klamath) ss.

Personally appeared the above-named Joe C. Fotheringham, a partner, and acknowledged the foregoing instrument to be his voluntary act and deed before me on the 22nd day of May 2001.



Beverly Simpson
NOTARY PUBLIC FOR OREGON
My commission expires:

Personally appeared the above-named Walt W. Fotheringham, a partner, and acknowledged the foregoing instrument to be his voluntary act and deed before me on the 22nd day of May 2001.



Beverly Simpson
NOTARY PUBLIC FOR OREGON
My commission expires:

State of Oregon, County of Klamath
Recorded 06/06/01, at 12:40 m.
In Vol. M01 Page 26510
Linda Smith,
County Clerk Fee\$ 26.00