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STATE OF OREGON, } ss.

GLADE P. FRITON

P O BOX 34

CHRISTMAS VALLEY, OR 97641

Grantor's Name and Address

GLADE P. FRITON

P O BOX 34

CHRISTMAS VALLEY, OR 97641

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

GLADE P. FRITON

P O BOX 34

CHRISTMAS VALLEY, OR 97641

Until requested otherwise, send all tax statements to (Name, Address, Zip):

GLADE P. FRITON

P O BOX 34

CHRISTMAS VALLEY, OR 97641

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath

Recorded 11/19/01 2:51 p m.In Vol. M01, Page 59216

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

puty.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that GLADE P. FRITON

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto GLADE P. FRITON AND JEFFREY S. SHEPHERD, NOT AS TENANTS IN COMMON BUT WITH RIGHTS OF SURVIVORSHIP, hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

~~BEGINNING AT A CORNER OF A SECTION WHICH MARKS THE N.W. CORNER OF THE SECTION 34, TOWNSHIP 24N, RANGE 9E, EAST OF THE WILLAMETTE RIVER, CLATSOP COUNTY, OREGON, RUNNING THENCE S00°00'00"E 165.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 97, 18 FEET EAST OF A SURVEY SHOWN S00°00'00"E 18 WEST 168.00 FEET ALONG THE 180° LINE TO AN IRON PIN ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 97, 18 FEET EAST OF A SURVEY SHOWN S00°00'00"E 18 WEST 168.00 FEET ALONG THE 180° LINE TO AN IRON PIN WHICH LIES ON THE WESTERLY RIGHT-OF-WAY OF THE OLD COUNTY ROAD, 18 FEET WESTERLY AT RIGHT ANGLES FROM THE CENTER LINE, THENCE NORTH 89°55'56" EAST ALONG THE WESTERLY RIGHT-OF-WAY OF THE OLD COUNTY ROAD A DISTANCE OF 785.1 FEET TO AN IRON PIN WHICH IS ON THE SOUTH LINE OF THE N.W. 1/4 SEC 34 OF SAID SECTION, 18 FEET WESTERLY, A SURVEY SHOWN S17°16'53"E 165.00 FEET FROM THE IRON PIN WHICH MARKS THE SE CORNER OF THE N.W. 1/4 SEC 34 OF SECTION 34, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE ROCKY MOUNTAIN DESERT TRAIL OF LAND RUNNING THENCE NORTH 89°55'56" WEST ALONG THE SOUTH LINE OF THE N.W. 1/4 SEC 34 OF SECTION 34 A DISTANCE OF 111.80 FEET, THENCE S00°00'00"E 36.32 FEET WEST A DISTANCE OF 32.35 FEET, THENCE S00°00'00"E 28.10 FEET EAST A DISTANCE OF 107.97 FEET TO THE WESTERLY RIGHT-OF-WAY OF THE OLD COUNTY ROAD, THENCE NORTH 89°55'56" EAST ALONG THE WESTERLY LINE RIGHT-OF-WAY OF THE OLD COUNTY ROAD A DISTANCE OF 18.25 FEET TO THE POINT OF BEGINNING.~~

SEE ATTACHED EXHIBIT "A"

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ VESTING ONLY. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols Φ , if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on 11-16-01; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

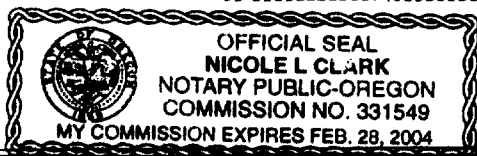
STATE OF OREGON, County of Deschutes) ss.This instrument was acknowledged before me on 11-16-01
by Glade P. Friton

This instrument was acknowledged before me on _____

by _____

as _____

of _____



Notary Public for Oregon

My commission expires 2/28/04

26A

EXHIBIT "A"

BEGINNING AT A BRASS CAP MONUMENT WHICH MARKS THE NW CORNER OF THE SE $\frac{1}{4}$ SW $\frac{1}{4}$ OF SECTION 30, TOWNSHIP 24 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON RUNNING THENCE SOUTH 0° 17' 46" (SURVEY SHOWS SOUTH 0° 18' WEST) 634.6 FEET ALONG THE 40 LINE TO AN IRON PIN ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 97 (50 FEET EASTERLY ALONG A RADIAL LINE FROM THE CENTER OF THE HIGHWAY), THENCE SOUTH 0° 17' 48" (SURVEY SHOWS SOUTH 0° 18' WEST) ALONG SAID 40 LINE, A DISTANCE OF 262.8 FEET TO AN IRON PIN WHICH LIES ON THE WESTERLY RIGHT-OF-WAY OF THE OLD COUNTY ROAD (30 FEET WESTERLY AT RIGHT ANGLES FROM THE CENTER LINE): THENCE NORTH 39° 56' EAST ALONG THE WESTERLY RIGHT-OF-WAY OF THE OLD COUNTY ROAD A DISTANCE OF 735.1 FEET TO AN IRON PIN WHICH IS ON THE SOUTH LINE OF THE N $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ OF SAID SECTION 30, 170 FEET WESTERLY (SURVEY SHOWS 176.65 FEET) FROM THE IRON PIN WHICH MARKS THE SE CORNER OF THE N $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ OF SECTION 30, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED TRACT OF LAND; RUNNING THENCE NORTH 89° 10' 03" WEST ALONG THE SOUTH LINE OF THE N $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ OF SECTION 30 A DISTANCE OF 141.50 FEET; THENCE SOUTH 36° 32' 17" WEST A DISTANCE OF 39.35 FEET, THENCE SOUTH 55° 28' 40" EAST A DISTANCE OF 107.97 FEET TO THE WESTERLY RIGHT-OF-WAY OF THE OLD COUNTY ROAD; THENCE NORTH 39° 56' EAST ALONG THE WESTERLY LINE RIGHT-OF-WAY OF THE OLD COUNTY ROAD A DISTANCE OF 118.25 FEET TO THE POINT OF BEGINNING.

This instrument is being recorded as an accommodation only, and has not been examined as to validity, sufficiency or effect it may have upon the herein described property. This courtesy recording has been requested of OPEN TITLE & ESCROW, INC.