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## BARGAIN AND SALE DEED

Kathleen Ferrero, Grantor, conveys to Joseph M. Ferrero, Grantee, the real property described in Exhibit "A" attached hereto located in Klamath County, Oregon.

Grantor covenants that:

This deed is absolute in effect and conveys fee simple title of the premises described to grantee and does not operate as a mortgage, trust conveyance, or security of any kind.

Consideration for this transfer is \$35,000.00.

Dated this 19 day of Dec, 2001.

**THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.**

Kathleen Ferrero  
Grantor

STATE OF CA, County of Marina ss.

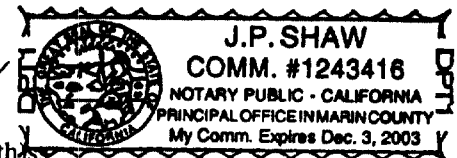
Personally appeared the above named Kathleen Ferrero and acknowledged the foregoing instrument to be her voluntary act and deed.

(S E A L)

Before me: J.P. Shaw

Notary Public for CA

My Commissioner Expires: 12-3-03



Kathleen Ferrero  
Grantor

STATE OF OREGON, County of Klamath ss.

I certify that the within instrument received for record on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, at \_\_\_\_ o'clock \_\_ M., and recorded in book/reel/ volume No. \_\_\_\_ on page \_\_\_\_ or as fee/file/instrument/microfilm/reception No. \_\_\_\_, Recorded of Deeds of said County.

Witness my hand and seal of County affixed.

Grantee

After recording return to:

pt: Joseph Ferrero  
19847 S. Poe Valley Road  
Klamath Falls, OR 97603

Until a change is requested, all tax statements shall be sent to the following address: SAME

Name \_\_\_\_\_ Title \_\_\_\_\_  
By \_\_\_\_\_ Deputy

State of Oregon, County of Klamath  
Recorded 01/07/2002 11:40 a. m.  
Vol M02, Pg 861-62  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

PARCEL 1:

That portion of Government Lot 5, Section 20, Township 39 South, Range 11 ½ East of the Willamette Meridian, Klamath County, Oregon, lying Southerly of the new channel of Lost River taken by the United States of America in Federal Court Civil Case No. 4309, and the description of which is set forth in Klamath County Deed Book 232, page 156, and lying Westerly of the following described tract of land conveyed to Klamath Basin Improvement District: A portion of Lot 5, Section 20, Township 39 S., R. 11 ½ E.W.M., 80 feet wide extending between the Southeast line of Lost River and the Northwest line of Klamath Irrigation District "F" Canal, and lying 40 feet on each side of the following described line: Beginning at a point on the Northwestern right of way line of the Klamath Irrigation District "F" Canal, opposite centerline Station 220+09.0 from whence the Southwest corner of Section 20, Township 39 S., R. 11 ½ E.W.M., bears the following courses: S 32°14' E. 44.0 feet; thence West 1022.3 feet; thence from said point of beginning N. 32°14' W. 555 feet, more or less, to the Southerly shore line of Lost River.

PARCEL 2:

Parcels 1, 2 and 3 of Land Partition 24-93, filed April 14, 1995 in the office of the County Clerk of Klamath County, Oregon, situated in Sections 20, 21, 28 and 29, Township 39 South, Range 11 ½ E.W.M., Klamath County, Oregon.