

AFTER RECORDING, RETURN TO
AND SEND TAX STATEMENTS TO:

pk: William M. Ganong
514 Walnut Avenue
Klamath Falls OR 97601

State of Oregon, County of Klamath
Recorded 09/13/2002 8:44 a. m.
Vol M02, Pg 52078-79
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

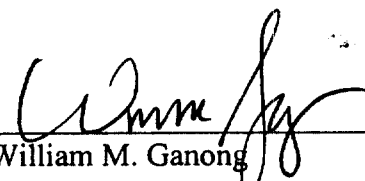
STATUTORY BARGAIN AND SALE DEED

WILLIAM M. GANONG, Grantor, conveys to ELDWIN H. SORENSEN and REBECCA S. RUDELL-SORENSEN, Trustees of the Eldwin H. Sorensen Revocable Trust dated 9/1/1995, Grantees, all of his right, title, and interest in the parcel of real property in Klamath County, Oregon, more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference.

The consideration for this Deed is equitable exchange.

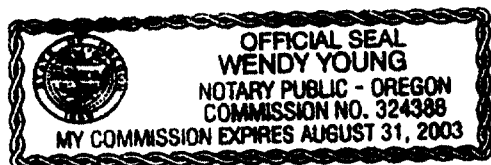
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

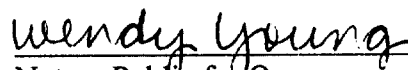
Dated this 11th day of September, 2002.


William M. Ganong

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on the 11th day of September, 2002 by William M. Ganong.




Notary Public for Oregon
My Commission Expires: 8-31-2003

“Exhibit A”

Parcel I of Major Land Partition No. 85-83

A tract of land situated in the E1/2 SE1/4 of Section 7, T39S, R10 E, W.P.M., Klamath County, Oregon, being a portion of that tract of land described in Deed Volume M84, page 20814 of the Klamath County Deed Records, being more particularly described as follows:

Beginning at a point on the northerly line of said D. V. M84, page 20814, from which the C-E 1/16 corner of said section 7 bears N89° 49' 13" W 34.50 feet; thence, along the boundary of said D. V. M84, page 20814, S89° 49' 13" E 340.95 feet, along the arc of a curve to the right (radius = 259.41 feet, and central angle = 90° 33' 15") 409.99 feet, to a point 15 feet easterly of an existing drain and S00° 44' 02" W, paralleling said drain, 130.08 feet; thence N89° 49' 13" W 596.26; thence N00° 14' 02" W 392.00 feet to the point of beginning, containing 5.06 acres, with bearing based on the recorded survey of Major Land Partition No. 85-83. Together with: ingress and egress easement as recorded in Deed Volumes M84, page 20818 and M84, page 20820 of the Klamath County Deed records.

SAVE AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

That property described in Property Line Adjustment 5-02. A tract of land being a portion of Parcel I of “Major Land Partition No. 85-83”, situated in the E1/2 SE1/4 of Section 7, T39S, R10 E, W.P.M., Klamath County, Oregon to be combined with Parcel 2 and excluded from Parcel 1, being more particularly described as follows:

Beginning at the southwest corner of Parcel 1 of said Land Partition; thence along the west line of Parcel 1 N00° 14' 02" W 70.00 feet; thence S89° 49' 13" E 597.44 feet to a point on the east line of said Parcel 1; thence S00° 44' 02" W, along the east line of said Parcel 1, 70.00 feet to the southeast corner of said Parcel 1; thence N89° 49' 13" W 596.26 feet to the point of beginning, containing 41,777 square feet; more or less, with the bearings based on plat of said land Partition on file at the office of the Klamath County Surveyor.

SUBJECT TO:

(1) an egress and egress easement as recorded in D. V. M84, Page 20815 of the Klamath County deed records.

(2) an egress and egress easement, more particularly described as follows: Beginning at the point of beginning of said Parcel 1; thence S89° 49' 13" E, along the north line of said Parcel 1, 60.00 feet; thence S00° 14' 02" E 90.00 feet; thence N89° 49' 13" W 60.00 feet to a point on the west line of said parcel 1; thence N00° 14' 02" W 90.00 feet to the point of beginning.

(3) Right of way granted to California Oregon Power Company as recorded in D. V. 282, page 64 of the Klamath County deed records.