

'02 OCT 18 PM3:04

MTL 58146-TM

U.S. Bank N.A., as Trustee for Lura Martin Decd fbo
Richard Foltz Trust Real Estate

Grantor's Name and Address)

PO BOX 3168
Portland OR 97208

(Grantee's Name and Address)

Jerry G. Hope and
Mary E. Hope
5183 Round Lake Road
Klamath Falls OR 97601

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

U.S. Bank N.A.
Trust Real Estate
PO BOX 3168
Portland OR 97208

State of Oregon, County of Klamath

Recorded 10/18/2002 3:04 p. m.Vol M02, Pg 59769-70

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

Name

Title

By _____ Deputy

Unless a change is requested, send all tax statements to (Name, Address, Zip):

Jerry G. Hope and
Mary E. Hope
5183 Round Lake Rd

BARGAIN AND SALE DEED

U.S. Bank N.A., Grantor, as Trustee(s) for Laura Martin Trust for the benefit of Richard Foltz, convey(s) to Jerry G. Hope and Mary E. Hope, as tenants by the entirety, Grantee, the following described real property located in Klamath County, Oregon:

5183 Round Lake Road, Klamath Falls Oregon 97601

**See exhibit A which is made a part hereof by this reference
Key#774656 3908-01700-00300

The true and actual consideration paid for this conveyance is \$175,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of or the whole consideration.

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.

Grantor executes this document in its within named capacity only and not in its individual or corporate capacity.

Dated: October 17, 2002.

U.S. Bank, National Association as Trustee under agreement dated 12/16/1998 for Lura Martin Decd fbo Richard Foltz Trust

By: Ken Dietrich
Ken Dietrich

Its: Vice President

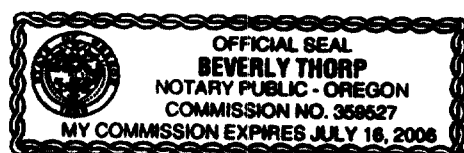
State of Oregon, County of Multnomah)ss.This instrument was acknowledged before me on October 17, 2002by Ken Dietrich
as Vice President
of U.S. Bank N.A.Beverly Thorp
Notary Public of OregonMy commission expires July 16, 2006

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situate in the S1/2 NE1/4 NE1/4 of

Section 17, Township 39 South, Range 8, East of the Willamette Meridian, Klamath County, Oregon, being More Particularly described as follows:

Beginning at the Southeast corner of the NE1/4 NE1/4 of Section 17, Township 39 South, Range 8, East of the Willamette Meridian, from which point a brass cap monument marking the Northeast corner of said Section 17 bears North 1 degrees 19' 43" East 1324.75 feet distant; thence North 1 degrees 19' 43" East 32.00 feet along the Section line to a point on the center of a 30.00 foot wide road easement; thence along the centerline of said easement as follows: North 88 degrees 53' 45" West 211.50 feet; thence along a 220.00 foot radius curve to the right, the long chord of which bears North 78 degrees 35' 35" West, 78.69 feet, 79.12 feet to a point; thence North 68 degrees 17' 25" West 77.77 feet to a point; thence along a 1500.00 foot radius curve to the left, the long chord of which bears North 70 degrees 28' 17" West 114.18 feet, 114.21 feet to a point; thence North 72 degrees 39' 10" West 292.27 feet to a point; thence along a 200.00 foot radius curve to the right, the long chord of which bears North 67 degrees 16' 10" West 37.53 feet, 37.58 feet to a point; thence North 61 degrees 53' 10" West 160.40 feet to a point; thence along a 125.00 radius curve to the left, the long chord of which bears North 88 degrees 21' 40" West 111.45 feet, 115.52 feet to a point; thence South 65 degrees 08' 50" West 107.34 feet to a point; thence along a 250.00 foot radius curve to the left, the long chord of which bears South 53 degrees 43' 30" West 99.02 feet, 99.68 feet to a point; thence South 42 degrees 18' 10" West 53.41 feet to a point; thence along a 100.00 foot radius curve to the right, the long chord of which bears South 59 degrees 40' 27" West 59.71 feet, 60.64 feet to a point; thence South 77 degrees 02' 45" West 27.56 feet to a point on the West line of said NE1/4 NE1/4 of Section 17; thence leaving the easement centerline, South 1 degrees 23' 54" West 67.00 feet to the Southwest corner of said NE1/4 NE1/4; thence South 87 degrees 44' 11" East 1328.44 feet, more or less, to the point of beginning.