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AFTER RECORDING, RETURN TO:

Mr. C. J. McMurchie  
Stoel Rives LLP  
900 SW Fifth Avenue, Suite 2600  
Portland, OR 97204-1268

State of Oregon, County of Klamath  
Recorded 08/25/04 11:26 a m  
Vol M04 Pg 56483-85  
Linda Smith, County Clerk  
Fee \$ 31<sup>00</sup> # of Pgs 3  
500 o.p.a.

MAIL TAX STATEMENTS TO:

Mr. and Mrs. Timothy M. Rippey  
21744 SW Oak Hill Lane  
Tualatin, OR 97062

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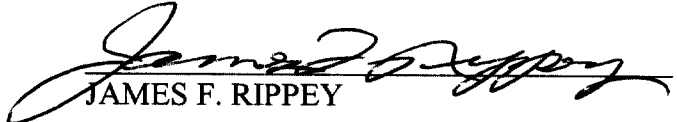
**BARGAIN AND SALE DEED  
AND  
BILL OF SALE**

JAMES F. RIPPEY and SHIRLEY K. RIPPEY, husband and wife, Grantors, hereby convey, grant, bargain, sell, transfer and assign to TIMOTHY M. RIPPEY and JANICE L. RIPPEY, husband and wife, as joint tenants with right of survivorship, Grantees, (i) the home, improvements, recreational facilities and all tangible personal property located on the real property described on the attached Exhibit A and (ii) the Term Special Use Permit issued to Grantors by the United States Forest Service on January 1, 1989 and expiring on December 31, 2008, covering the real property described on Exhibit A.

This transfer is intended as a gift by the Grantors to the Grantees and the true and actual consideration for this conveyance is \$0.00.

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 13 day of August, 2004.

  
JAMES F. RIPPEY

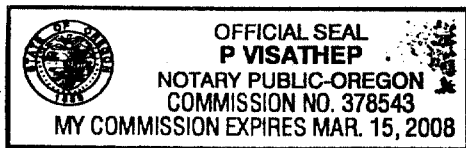
  
SHIRLEY K. RIPPEY

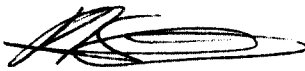
31  
50 p.a.

56484

STATE OF OREGON )  
County of *Multnomah* ) ss.

This instrument was acknowledged before me on *August 13*, 2004, by James F. Rippey and Shirley K. Rippey.



  
\_\_\_\_\_  
Notary Public for Oregon

My commission expires: *3.15.2008*

56485

**EXHIBIT A**

Lot 11, Block A of the Recreation Creek Tract, covering approximately 0.5 acres in the Winema National Forest, Klamath County, Oregon, together with all other rights and interests appurtenant to the recreational facilities there located.

EXHIBIT A

PortInd1-2175438.1 0027030-00001