

BARGAIN AND SALE DEED

Grantor:

Estate of Ethel E. Wirtz
PO Box 71
Crescent, OR 97733

Grantee:

Michael Wirtz, Sandra Sheffield & Oregon Department
of State Lands
c/o Michael Wirtz
11433 Domingo
Boise, ID 83709

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

Michael Wirtz
11433 Domingo
Boise, ID 83709

After recording, return to:

Jonathan G. Basham
2542 NE Courtney Drive, Suite 200
Bend, OR 97701

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State of Oregon, County of Klamath
Recorded 12/14/04 8:18 a m
Vol M04 Pg 85382-83
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

Know all people by these presents, that Mary Lou Brown, the duly appointed personal representative of the estate of Ethel E. Wirtz, deceased, probate case no. 03-PB-0164-MS pending in Deschutes County Circuit Court (hereinafter called grantor), pursuant to the Order of the Deschutes County Circuit Court dated October 20, 2004 for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Michael Wirtz, Sandra Sheffield, and the Oregon Department of State Lands (hereinafter called grantee) each an undivided one-third interest in that certain real property situated in the County of Klamath, State of Oregon, and described as follows:

Lots 1, 14, 15, 16, 17, and 18, Block 42, Crescent

and each an undivided one-sixth interest in that certain real property situated in the County of Klamath, State of Oregon, and described as follows:

Lots 19 and 20, Block 42, Crescent

together with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, subject to all liens and encumbrances of record this date, to have and to hold unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0. However, the actual consideration consists of an agreement for estate distribution purposes.

In construing this deed and where the context so requires, the singular includes the

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plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

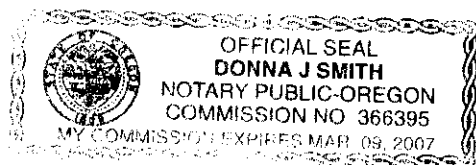
In witness whereof, the grantor has executed this instrument this 27th day of October, 2004.

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.


Mary Lou Brown, Personal Representative
of the Ethel E. Wirtz estate

STATE OF OREGON; County of Deschutes) ss.

This instrument was acknowledged before me on 27th day of October, 2004, by Mary Lou Brown, to me known to be the person executing the foregoing instrument as her voluntary act and deed.




Notary Public for Oregon
My commission expires: 3/9/07