

Send Tax Statements to Grantee at:

Joan KelchPO Box 2369Lapine, OR 97739State of Oregon, County of Klamath
Recorded 01/28/05 3:20 p m
Vol M05 Pg 06567
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

After Recording return to:

Babb Heatherman LLPPO Box 8Bend, OR 9770918 C05-14**BARGAIN AND SALE DEED**

Phillip Birka and Carol Birka, Grantors, convey to Joan E. Kelch, Grantee, all their interest in the following described real property located in Klamath County, Oregon:

1. A tract of land in the NE1/4 of the NE1/4 of Section 24, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of said Section 24; thence North 89°38'40" West 178.82 feet and South 30°48' West 192.13 feet to a point on the Northwestern right of way line of Oregon State Highway No. 97 and being 165.00 feet South of the North line of said Section 24 and being the true point of beginning of this description; thence North 89°58'40" West 219.85 feet to the center line of the Walker Basin Canal; thence South 34°15'15" West along said center line 458.22 feet; thence South 89°58'40" East 252.00 feet to the Northwestern right of way line of said highway; thence North 30°48' East 441.00 feet to the true point of beginning with the bearings and distances based on recorded Survey 1188.

2. Lots 2 and 3 in Block 2 of River Pine Estates, According to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.
3. Lot 5 in Block 2 of River Pine Estates, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Identification Numbers: _____

The true consideration for this conveyance is NONE.

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 24 day of January, 2005.Phillip Birka

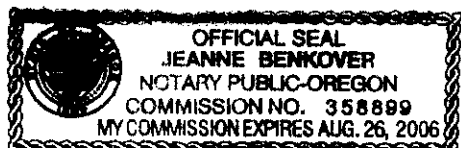
Phillip Birka, Grantor

Carol Birka

Carol Birka, Grantor

STATE OF OREGON)
) ss.
County of Deschutes)

Personally appeared before me the above named Phillip Birka and Carol Birka and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

Before me this 24th day of January, 2005.

[Signature]
NOTARY PUBLIC FOR OREGON