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1st 515200
BARGAIN AND SALE DEED

JOSEPH WINTER, Grantor, conveys to RAMONA PATRICELLI, Grantee,
any and all interest Grantor may have in the following described real property situated in
Klamath County, State of Oregon:

SEE EXHIBIT "A" ATTACHED.

The above-described property is free of encumbrances except all those items
of record, if any, as of the date of this deed and those show below, if any:

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.

The true and actual consideration for this transfer is other value promised or
given.

Unless a change is requested, all tax statements shall be sent to above
named Grantee at the following address:

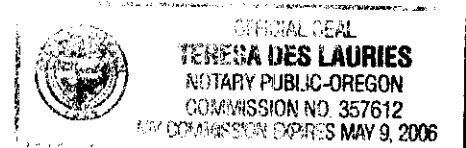
DATED this 4th day of February, 2005.

Joseph Winter
JOSEPH WINTER

STATE OF OREGON)
) ss.
County of Washington)

On this 4th day of February, 2005, personally appeared the above
named JOSEPH WINTER and acknowledged the foregoing instrument to be his voluntary
act and deed.

Teresa Des Lauries
NOTARY PUBLIC FOR OREGON



RECORD AND RETURN TO:
MERRILL & O'SULLIVAN, LLP

ATTORNEYS AT LAW
1070 NW BOND ST., SUITE 303
BEND, OR 97701

26298

EXHIBIT "A"
LEGAL DESCRIPTION

In Township 23 South, Range 10 East of the Willamette Meridian,
Klamath County, Oregon:

Section 16:

A portion of the N1/2 NW1/4 SW1/4 of Section 16, more particularly described as follows:

Beginning at the Northeast corner of the N1/2 NW1/4 SW1/4 of said Section; thence South along the East line of the N1/2 NW1/4 SW1/4, 417.50 feet to the true point of beginning; thence West parallel with the North line of the N1/2 NW1/4 SW1/4, 417.50 feet; thence due South parallel with the East line to the intersection of the South line of the N1/2 NW1/4 SW1/4; thence East along the South line of the N1/2 NW1/4 SW1/4, 417.50 feet to the Southeast corner of the N1/2 NW1/4 SW1/4; thence North along the East line of the N1/2 NW1/4 SW1/4 to the true point of beginning.

EXCEPTING THEREFROM the East 30 feet reserved for roadway purposes.