

## BARGAIN AND SALE DEED and ASSIGNMENT

Donald L. Phillips (incorrectly referenced previously as Donald J. Phillips) and Carol A. Phillips, Husband and Wife, Grantor, conveys to Donald L. Phillips and Carol A. Phillips, as Trustee of the "Phillips Trust" (a revocable grantor type trust without set expiration date) dated 11-3-89, Grantee, all of the Grantor's interest in the following described real property situated in Klamath County, Oregon, together with Grantor's interest (whether separate or together) as vendor in that certain agreement of sale with Roy D. Dugan and Shirley J. Dugan, husband and wife, as vendee (which vendee's interest may have been subsequently assigned), which agreement was dated August 11, 1978 and which concerned also the following described real property situated in Klamath County, Oregon:

A parcel of land situate in the NE1/4 of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Commencing at the Northeast corner of Section 15, Township 39 South, Range 9 East of the Willamette Meridian; thence South  $00^{\circ}10'00''$  East along the East line of said Section 15, a distance of 460.40 feet; thence North  $88^{\circ}39'00''$  West 30.00 feet to the point of beginning for this description; thence continuing North  $88^{\circ}39'00''$  West 177.40 feet; thence South  $00^{\circ}10'00''$  East 75.00 feet; thence South  $88^{\circ}39'00''$  East 177.40 feet; thence North  $00^{\circ}10'00''$  West 75.00 feet to the point of beginning.

TOGETHER WITH and easement for the purpose of egress and ingress over and across the following described parcel:

Commencing at the Northeast corner of said Section 15; thence South  $00^{\circ}10'00''$  East, 535.40 feet; thence North  $88^{\circ}39'00''$  West 30.00 feet to the point of beginning for this description; thence continuing North  $88^{\circ}39'00''$  West 177.40 feet; thence South  $00^{\circ}10'00''$  East 20.00 feet; thence South  $88^{\circ}39'00''$  East 177.40 feet; thence North  $00^{\circ}10'00''$  West 20.00 feet to the point of beginning.

Grantor/Grantee certifies that said Trust is a revocable grantor type trust under the terms of which the Grantor/Grantee continues to have authority to use, possess, and dispose of the subject property to the same degree as was had prior to this conveyance during the entirety of the life of Grantor/Grantee.

The true consideration for this conveyance is \$0.

Dated this 3<sup>rd</sup> day of Nov., 1989.

Donald L. Phillips  
Donald L. Phillips

Carol A. Phillips  
Carol A. Phillips

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

STATE OF OREGON, County of Marion ) ss.

Personally appeared before me this 3<sup>rd</sup> day of Nov., 1989, the above named Donald L. Phillips and Carol A. Phillips and each acknowledged the foregoing instrument to be his/her voluntary act and deed.

DOUGLAS VANDE GRIEND  
NOTARY PUBLIC - OREGON

NOTARY PUBLIC - OREGON  
My Commission Expires: 7/31/90

After recording return to: Doug Vande Griend, Atty at Law, 317 Court St. NE, Salem, Oregon 97301.

Until a change is requested, all tax statements shall be sent to the following address: NO CHANGE

MARSHALL AND SALL DEED AND ASSIGNMENT

Donald L. Phillips (hereinafter referred to as  
Donald L. Phillips) and Carol A. Phillips, husband and wife,  
Grantor, convey to Donald L. Phillips and Carol A. Phillips, as  
Grantee, the "Phillips Tract" in Irrevocable Trust, created  
without any expiration date (dated 11-2-57), Grantee,  
all of the Grantee's interest in the following described real  
property situated in Klamath County, Oregon, together with  
Grantee's interest (whether separate or together) as vendor in  
that certain agreement of sale with Roy D. Dugan and Shirley A.  
Dugan, husband and wife, as vendee (which vendee's interest may  
have been subsequently assigned), which agreement was dated  
August 11, 1956 and which contained also the following described

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Doug Vande Griend the 14th day  
of Nov. A.D., 19 89 at 11:29 o'clock AM., and duly recorded in Vol. M89  
of Deeds on Page 21953

FEE \$13.00

Evelyn Biehn - County Clerk  
By Pauline Mueller

point of beginning. 177.41 feet; thence North 00°10'00" East 75.00 feet to the  
00°10'00" East 75.00 feet; thence South 88°32'00" East 177.41 feet; thence South  
88°32'00" East 75.00 feet; thence North 00°10'00" East 75.00 feet to the  
point of beginning.

TOGETHER WITH and assignment for the purpose of egress and  
ingress over and across the following described parcel:

Commencing at the Northwest corner of said location 15;  
thence South 00°10'00" East, 835.40 feet; thence North 88°  
32'00" East 30.00 feet to the point of beginning for this  
location; thence containing North 88°32'00" East 177.41  
feet; thence South 00°10'00" East 30.00 feet; thence South  
88°32'00" East 177.41 feet; thence North 00°10'00" East  
30.00 feet to the point of beginning.

Grantee/Grantee certifies that this deed is a revocable grantor  
type deed under the terms of which the Grantee/Grantee continues  
to have absolutely no use, possess, and dispose of the subject  
property to the same degree as has had prior to this conveyance  
during the entirety of the life of Grantee/Grantee.

The true consideration for this conveyance is \$0.  
Dated this 14th day of Nov., 1989.

Donald L. Phillips  
Carol A. Phillips

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PART THEREOF USE MAY BE  
MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD  
CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT FOR  
VERIFICATION BEFORE PURCHASE.

STATE OF OREGON: COUNTY OF KLAMATH: ss.  
I, Pauline Mueller, County Clerk, do hereby certify that the above named Donald L. Phillips and  
Carol A. Phillips and each acknowledged the foregoing instrument  
to be their voluntary act and deed.

NOTARY PUBLIC - OREGON  
My Commission Expires: 11-2-90

After recording return to: Doug Vande Griend, Atty at Law, 317  
Court St. SE, Salem, Oregon 97301.

Until a change is requested, all tax statements shall be sent to  
the following address: NO CHANGE