

CE # 4617  
BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That J. Claude Bowden and Thelma M. Bowden, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto J. CLAUDE BOWDEN and THELMA M. BOWDEN, TRUSTEES OF THE J. CLAUDE BOWDEN and THELMA M. BOWDEN REVOCABLE LIVING TRUST DATED APRIL 1, 1998, hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

AS SHOWN ON ATTACHED EXHIBIT A

To Have and to Hold the same 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: TRUST ESTABLISHMENT.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

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.

In Witness Whereof, the Grantor has executed this instrument this 28 day of April, 1998.

J. Claude Bowden  
J. Claude Bowden

Thelma M. Bowden  
Thelma M. Bowden

STATE OF OREGON )  
 ) SS  
County of Klamath )

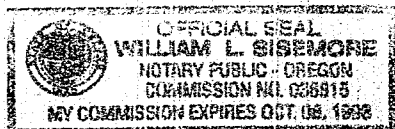
This instrument was acknowledged before me on April 28, 1998, by J. Claude Bowden and Thelma M. Bowden.

William L. Sisemore  
Notary Public for Oregon

My Commission Expires: 08/9/1998

After recording, return to:

Claude Bowden  
1551 McClellan Drive  
Klamath Falls, OR 97603



19645

EXHIBIT A  
DESCRIPTION

PARCEL 1

The West 130 feet of a tract of land in the NE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point on the Westerly line of the right of way of the Dalles-California Highway, now known as Wocus Road which point bears North 89° 49' West a distance of 629.8 feet, and North 6° 02' East a distance of 107.2 feet from the Southeast corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section 7, said point also being at the Southeast corner of the tract herein described; thence North 6° 02' East along said Westerly right of way line a distance of 180 feet; thence North 89° 49' West a distance of 486.54 feet; thence South 6° 02' West 180 feet; thence South 89° 49' East 486.54 feet to the place of beginning.

PARCEL 2

A tract of land in the N $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point which lies North 89° 49' West a distance of 976.04 feet and South 6° 02' West a distance of 1050.3 feet from the iron pin which marks the center of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, and running thence: continuing South 6° 02' West a distance of 180 feet to a point; thence North 89° 49' West a distance of 486.54 feet to a point; thence North 6° 02' East a distance of 180 feet to a point; thence South 89° 49' East a distance of 486.54 feet more or less to the point of beginning.

EXCEPTING that portion of the above tract deeded to the State of Oregon for highway purposes.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 9th day  
of June A.D. 19 98 at 3:19 o'clock P. M., and duly recorded in Vol. 438  
of Deeds on Page 19644

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
Kathleen Koon