

Grantor's Name and Address
JOHN R. CALDWELL
JEAN RAE MITCHELL

Grantor's Name and Address
FORREST D. YOUNG
DONNA G. YOUNG

After recording, return to (Name, Address, Zip):

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Vol M99 Page 41131

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath
Recorded 10/15/99, at 3:02 p.m.
In Vol. M99 Page 41131
Linda Smith,
County Clerk Fee \$ 35.00

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that John R. Caldwell and Jean Rae Mitchell, Trustees, or a successor Trustee, of the John and Myrtle Caldwell Revocable Trust dated 9-8-90 hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Forrest D. Young and Donna G. Young 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 any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$10.00 CLEAR TITLE. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols \oplus , if not applicable, should be deleted. See ORS 93.030.)

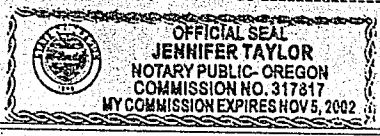
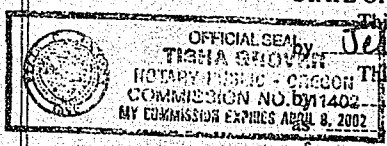
In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on 10/8/99 & 10/14/99; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

John R. Caldwell
JOHN R. CALDWELL
Jean Rae Mitchell
JEAN RAE MITCHELL

STATE OF OREGON, County of Oregon ss.
This instrument was acknowledged before me on October 8, 1999 / Oct. 14, 1999
by Jean Rae Mitchell / John R. Caldwell
This instrument was acknowledged before me on _____
by _____
of _____



Jennifer L. Taylor / Tisha Groven
Notary Public for Oregon
My commission expires 11-05-02 / April 8, 2002

A/35-

1082

A tract of land situated in Government Lot 4, (SW 1/4 SW 1/4) of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, said tract being Parcel 1 of Minor Land Partition 67-83, also being a portion of the lands described in Deed Volume 356, Page 591, of the Klamath County Deed Records, said tract being more particularly described as follows:

Beginning at point A marked by a 5/8 inch iron pin/plastic cap, said point A being North 00 degrees 01' 10" East 50.02 feet and South 89 degrees 36' 45" East 680.09 feet from the Southwest corner of said Section 18; thence North 00 degrees 23' 15" East 425.62 feet to a 5/8 inch iron pin/plastic cap on the Northerly line of the lands described in said Deed Volume 356, Page 591; thence North 88 degrees 24' 16" East 53.02 feet to a 5/8 inch iron pin/plastic cap on the Southwesterly right of way line of the U.S.B.R. A canal; thence South 52 degrees 29' 20" East, along said right of way line, 625.35 feet to a 5/8 inch iron pin/cap; thence North 89 degrees 36' 55" West 319.70 feet to a 5/8 inch iron pin/cap; thence South 00 degrees 23' 24" West 50.01 feet to a 5/8 inch iron pin/cap; thence North 89 degrees 36' 45" West 231.90 feet to the point of beginning, with bearings based on said Minor Land Partition 67-83.

TOGETHER WITH a 30 foot easement for ingress and egress which is adjacent to, and 30 feet Northerly of the following described line: Beginning at point A of the above described tract; thence North 89 degrees 36' 45" West 180.60 feet.

CODE 32 MAP 3910-1800 TL 1201