

BARGAIN AND SALE DEED

LEONA GALE, an unmarried woman as her sole and separate property, **Grantor**, for the consideration herein stated, conveys unto **JERALD E. GALE**, a married man as his sole and separate property, **Grantee**, and unto Grantee's heirs, successors and assigns, all of the Grantor's right, title and interest in 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:

An undivided one-half (1/2) interest in and to the following described real property in the County of Klamath, State of Oregon, described as:

NE 1/4 of SW 1/4, N 1/2 of SE 1/4, SW 1/4 of SE 1/4 of Section 4, Township 25 South, Range 8 East of the Willamette Meridian.

SUBJECT TO: Rights of the public in and to any portion of said premises lying within the limits of roads and highways.

Excepted and reserved therefrom all the fissionable materials, and mineral, oil and gas rights on the property hereinabove described, they forming no part of this conveyance. It is further agreed between the parties that the Grantor's grantor, its successors and assigns, shall have full right of ingress and egress to and from the lands for the purpose of exploiting all of such mineral, oil and gas rights, and for the purpose of operating the mineral, oil and gas rights in the event of the successful exploration thereof; and the right to construct wells, mines, oil and gas pipelines, trams, roads, tanks and reservoirs, and any and all works in order to explore the lands for oil, gas and minerals, and to remove and manufacture, refine or smelt them, such rights being hereby retained by the Grantor's grantor for itself and for and on behalf of its successors and assigns, and being so specifically granted by the Grantee, but due regard shall always be had for the rights of the owners of the surface of the land and as little injury to such surface shall be done as is possible.

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 \$0.00.

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 individuals.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 31st day of March, 2000.

Leona Gale
LEONA GALE

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 CALIFORNIA)
COUNTY OF LOS ANGELES) S.S.

On March 31, 2000, before me, personally appeared, **LEONA GALE**, personally known to me or proved to me on the basis of satisfactory evidence, to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Cheryl Lindsey
CHERYL LINDSEY

RETURN AFTER RECORDING TO: Jerald E. Gale
13456 Valley Vista Blvd.
Sherman Oaks, California 91423

