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After recording, return to: William M. Ganong
Attorney at Law
514 Walnut Avenue
Klamath Falls OR 97601

Send Tax Statements to: Mr. and Mrs. Walton H. Spillar
Post Office Box 450
Keno OR 97627

BARGAIN AND SALE DEED

Walton H. Spillar and Ruth M. Spillar, husband and wife, convey to Walton H. Spillar and Ruth M. Spillar, as Trustees of the Spillar Family Trust Agreement, dated January 27, 2000, and their successors in Trust, the property in Klamath County, Oregon more particularly described as follows:

Parcel No. 1:

A portion of Section 36, Township 39 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point 238.7 feet North of a point 766.1 feet West of the corner common to Township 39 and 40 South, Ranges 7 and 8 East of the Willamette Meridian, Klamath County, Oregon; thence North 208.7 feet to a point, thence West 208.7 feet to a point; thence South 208.7 feet to a point, thence East 208.7 feet to the place of beginning; together with an easement for a road 30 feet wide along the south border or side of the following described realty, to-wit: beginning at a point 238.7 feet north of a point 557.4 feet west of the corner of Townships 39 and 40, Ranges 7 and 8; thence, north 417.4 feet; thence, west 208.7 feet; thence south 417.4 feet; thence east 208.7 feet to the point of beginning.

Klamath County Tax Account No. 3907-36DO-2500

Parcel No. 2:

A tract of land situated in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 36, Township 39 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point that is 238.7 feet North of a point that is 557.4 feet West of the Southeast corner of Section 36, Township 39 South, Range 7 East of the Willamette Meridian; thence North 208.7 feet; thence West 208.7 feet; thence South 208.7 feet; thence East 208.7 feet to the point of beginning.

Except the East 5 feet as deeded to Klamath County for road purposes by Deed recorded July 21, 1975 in Book M75 at Page 8222, Microfilm Records.

Klamath County Tax Assessor's Account No. 3907-36DO-2900

Parcel No. 3:

Lots 1, 2 and 3 and the West 15 feet of Lot 4, Block 1, SIXTH STREET ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

SUBJECT TO: Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District; reservations, restrictions, easements, and rights of way of record and those apparent on the land, if any.

Klamath County Tax Assessor's Account Nos. 3909-4AA-700 and
3909-4AA-800

Parcel No. 4:

The N 1/2 of a certain piece of property in the County of Klamath, State of Oregon, described as follows:

Beginning at a point 30 feet North of a point 557.4 feet West of the corner common to Township 39 and 40 South, Range 7 and 8 inclusive and East of the Willamette Meridian, running thence North 208.7 feet; thence West 208.7 feet; thence South 208.7 feet; thence East 208.7 feet to the point of beginning, in Section 36, Township 39 South, Range 7 East of the Willamette Meridian.

EXCEPTING THEREFROM by deed dated March 31, 1975, and recorded July 21, 1975 in Book M-75 at Page 8221, Deed Records of Klamath County, Oregon, a 5 foot strip of land described as follows:

Beginning at a point 134.35 feet North and 557.4 feet West of the Southeast corner of Section 36, Township 39 South, Range 7 East of the Willamette Meridian; thence North 104.35 feet; thence West 5 feet; thence South 104.35 feet; thence East 5 feet to the point of beginning.

Klamath County Assessor's Account No. 3907-36DO-2800

Parcel No. 5:

The East 10 feet of Lot 4, Lots 5, 6 and 7, Block 1, SIXTH STREET ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath.

Klamath County Tax Assessor's Account Nos. 3909-4AA-500 and
3909-4AA-600

This deed is made for estate planning purposes and no consideration has been paid heretofore.

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.

Dated this 24th day of May, 2000.

Walton H. Spillar
Walton H. Spillar

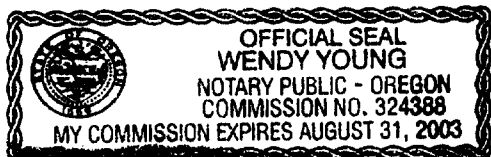
Ruth M. Spillar
Ruth M. Spillar

STATE OF OREGON, County of Klamath) ss.

On the 24th day of May, 2000, personally appeared the above-named Walton H. Spillar and Ruth M. Spillar and acknowledged the above instrument to be their voluntary act and deed.

Wendy Young
Notary Public for Oregon

My commission expires: 8-31-2003



State of Oregon, County of Klamath
Recorded 05/26/00, at 9:13 a. m.
In Vol. M00 Page 19022
Linda Smith,
County Clerk Fee \$ 31.00