

AFTER RECORDING RETURN TO:  
 Michael A. Schmidt 2001 MAR -8 PM 4: 01  
 18525 SW Vincent St.  
 Aloha, OR 97007

ALL TAX STATEMENTS SENT TO:  
 Charles R. Powell  
 8529 NW Poverty Bend Rd.  
 McMinnville, OR 97128

### STATUTORY BARGAIN AND SALE DEED

Charles R. Powell, Claiming Successor to the Estate of Yvonne Rose Marie Powell, Grantor, conveys to Charles R. Powell, Grantee, the following described real property:

(See attached Exhibit A.)

The actual consideration for this conveyance is none. This is a transfer based upon the Affidavit of Claiming Successor Intestate Estate of Yvonne Rose Marie Powell, filed in Klamath County Circuit Court as Case No. 83-013SE.

The actual consideration for this conveyance consists of or includes other property or value given or promised which is the whole of the consideration.

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.

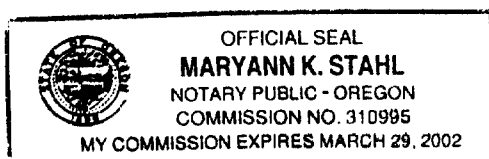
Dated this 27<sup>th</sup> day of February, 2001.

Charles R. Powell  
 Charles R. Powell, Claiming Successor to the  
 Estate of Yvonne Rose Marie Powell

STATE OF OREGON, County of YAMHILL ) ss.

Before me personally appeared the above-named CHARLES R. POWELL and acknowledged that the foregoing instrument was his voluntary act and deed.

Dated: February 27<sup>th</sup>, 2001.



Maryann K. Stahl  
 NOTARY PUBLIC FOR OREGON

EXHIBIT A

Those portions of Block 18 of OREGON PINES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Lot 14 and that portion of Lot 86 more particularly described as follows:

Beginning at the Northwest corner of Lot 14 thence South 28°32'10" East 640 feet thence South 61°27'50" West 300 feet, more or less, to a point in the Westerly line of Lot 64 thence North 25°11'50" West 300 feet more or less, to the most Northerly corner of Lot 64 thence North 18°05'49" West 239.82 feet thence North 35°55'48" West 103 feet more or less to the most northerly corner of Lot 67 thence in a Northeasterly direction 260 feet more or less to the true point of beginning.

State of Oregon, County of Klamath  
Recorded 03/08/01, at 4:01 p. m.  
In Vol. M01 Page 9452  
*Linda Smith,*  
County Clerk Fee\$ 26.<sup>00</sup>