

After recording return to: <sup>PL</sup> Guy P. Turnage  
Jean L. Turnage  
8135 Reeder Rd.  
Klamath Falls, OR 97603

Send Tax Statements to: Guy P. Turnage  
Jean L. Turnage  
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Klamath Falls, OR 97603

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**BARGAIN AND SALE DEED**

Guy P. Turnage and Jean L. Turnage, husband and wife, convey to Guy P. Turnage and Jean L. Turnage, as Trustees of the Turnage Family Trust Agreement, uda March 15, 2001, and their successors in Trust, the property in Klamath County, Oregon more particularly described as follows:

**Parcel No. 1:**

A portion of Tract 32 of ENTERPRISES TRACTS, situated in the NW1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a 3/4 inch iron pipe marking the Southeast corner of said Tract 32 of Enterprise Tracts; thence Northwesterly, along the arc of a 170 foot radius curve to the right, a distance of 99.95 feet; thence North 55° 52' 30" West a distance of 80.29 feet to the Easterly right of way of Austin Street; thence North 34° 07' 30" East along the Easterly right of way line of Austin Street, a distance of 73.52 feet to an iron rod which lies on a line parallel to and 120 feet Westerly at right angles from the East line of said Tract 32; thence North along said parallel line and East line of Austin Street a distance of 45.19 feet to a 5/8 inch iron pin with Tru-Line Surveying plastic cap; thence leaving the East line of Austin Street North 89° 51' 50" East 119.94 feet to a 5/8 inch iron pin with Tru-Line Surveying plastic cap on the East line of said Tract 32; thence South along the East line of Tract 32, a distance of 180.72 feet, more or less, to the point of beginning.

Said parcel is also known as Parcel C of Minor Partition File 2-MP-87, filed May 27, 1987 in records of Klamath County Clerk.

Klamath County Tax Account No: R525881  
Klamath County Map Tax Lot: R-3909-003BA-04700-000

**Parcel No. 2:**

Beginning at a point on the East Line of Reeder Road from which the Northwest corner of Section 29 bears S89° 40' W, 30 Feet and N 00° 07' 31"E, 1004.70 Feet; thence N 89° 40' E, 3182.59 feet to the Westerly right of way line of Wilson Reservoir; thence S 17° 56' 06" W on said Westerly right of way line, 596.94 feet to a point on the North line of a tract of land described in volume 190 at page 301 Klamath County deed records; thence S 89° 31' 46" W on said North line, 3000.07 feet to the East line of Reeder Road; thence N 00° 7' 31" E on said East line, 547.06 feet to the point of beginning containing 40.47 acres more or less.

**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 Account No. R601584  
Klamath County Map Tax Lot: R-3910-02900-00600-000

**Parcel No. 3:**

TWP 39 Range 10, Block Section 29, Tract POR N2, Acres 1.00

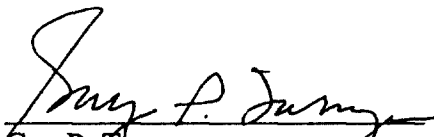
**SUBJECT TO:** Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District; reservations, restrictions, easements, and rights of way of record and those apparent on the land, if any.

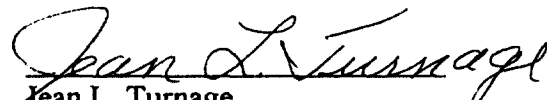
Klamath County Tax Account No. R872323  
Klamath County Map Tax Lot: R-3910-02900-00601-000

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 19<sup>th</sup> day of March, 2001.


  
Guy P. Turnage

  
Jean L. Turnage

STATE OF OREGON, County of Klamath) ss.

On the 19<sup>th</sup> day of March, 2001, personally appeared the above-named Guy P. Turnage and Jean L. Turnage and acknowledged the above instrument to be their voluntary act and deed.



  
Notary Public for Oregon  
My commission expires: 11-16-03

State of Oregon, County of Klamath  
Recorded 03/19/01, at 1:15 p.m.  
In Vol. M01 Page 10889  
Linda Smith,  
County Clerk Fee\$ 31.00