

BARGAIN AND SALE DEED (Individual or Corporate).

After Recording Return to:
WILMA J. DEWBERRY

Vol M02 Page 18735

Until a change is requested all tax statements shall be sent to the following address:

State of Oregon, County of Klamath
Recorded 03/29/2002 2:17 p. m.
Vol M02, Pg 18735-36
Linda Smith, County Clerk
Fee \$ 2.600 # of Pgs 2

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That DONALD R. DEWBERRY JR. and WILMA J. DEWBERRY, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto WILMA J. DEWBERRY, AN ESTATE IN FEE SIMPLE, 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 anywise appertaining, situated in the County of KLAMATH, State of Oregon, described as follows, to-wit:

See Exhibit A attached hereto and made a part hereof.

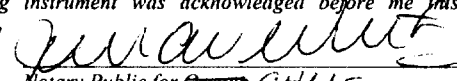
To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$To Convey Title Only.
(here comply with the requirements of ORS 93.930)

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.


DONALD R. DEWBERRY JR.


WILMA J. DEWBERRY

STATE OF OREGON,)
County of ORANGE) ss.

The foregoing instrument was acknowledged before me this
by 

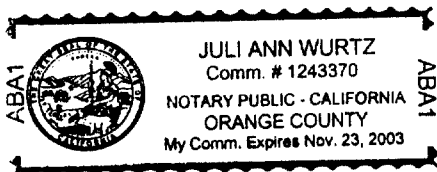
Notary Public for Oregon CHLIF

(SEAL)

My commission expires: 11/23/03

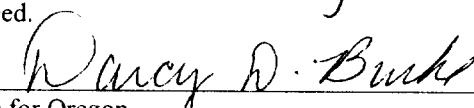
BARGAIN AND SALE DEED
DONALD R. DEWBERRY JR. and WILMA J. DEWBERRY,
as grantor
and
WILMA J. DEWBERRY, as grantee

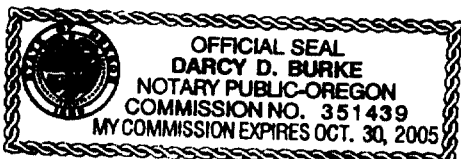
This document is recorded at the request of:
Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601
Order No.: 00054727



STATE OF Oregon
County of Klamath) ss.

On March 29, 2002 personally appeared Wilma J. Dewberry who acknowledged the foregoing instrument to be her voluntary act and deed.

Before me: 
Notary Public for Oregon
My commission expires: 10/30/05
Official Seal



02 MAR 29 PM 2:17

Exhibit A

PARCEL 1:

A parcel of land situated in the NE 1/4 of Section 12, Township 40 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the East line of said Section 12, said point being North 00° 12' 30" West a distance of 180.00 feet from the 5/8" x 30" iron pin marking the East quarter corner of said Section 12; thence North 00° 12' 30" West along the East line of said Section 12 a distance of 400.00 feet; thence South 89° 47' 30" West at right angles to the East line of said Section 12 a distance of 33.36 feet to a 5/8" x 30" iron pin with cap; thence continuing South 89° 47' 30" West a distance of 426.12 feet to a 5/8" x 30" iron pin with cap on the Northeasterly right of way line of the Southern Pacific Railroad; thence South 33° 29' 00" East along said right of way line a distance of 478.07 feet to a 5/8" x 30" iron pin with cap; thence North 89° 53' 00" East at right angles to State Highway No. 39 (the highway is not parallel with the section line) a distance of 163.18 feet to a 5/8" x 30" iron pin with cap; thence continuing North 89° 53' 00" East a distance of 34.00 feet to the point of beginning.

LESS AND EXCEPT any portion lying within the Klamath Falls-Malin State Highway.

PARCEL 2:

A parcel of land situated in the NE 1/4 of Section 12, Township 40 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the East line of said Section 12, said point being North 00° 12' 30" West a distance of 580.00 feet from the 5/8" x 30" iron pin marking the East quarter corner of said Section 12; thence North 00° 12' 30" West along the East line of said Section 12 a distance of 243.00 feet; thence South 89° 47' 30" West at right angles to the East line of said Section 12 a distance of 32.98 feet to a 5/8" x 30" iron pin with cap; thence continuing South 89° 47' 30" West a distance of 585.97 feet to a 5/8" x 30" iron pin with cap on the Northeasterly right of way line of the Southern Pacific Railroad; thence South 33° 29' 00" East along said right of way line a distance of 290.65 feet to a 5/8" x 30" iron pin with cap; thence North 89° 53' 00" East at right angles to State Highway No. 39 (the highway is not parallel with the section line) a distance of 426.12 feet to a 5/8" x 30" iron pin with cap; thence continuing North 89° 53' 00" East a distance of 33.36 feet to the point of beginning.

LESS AND EXCEPT any portion lying within the Klamath Falls-Malin State Highway.