

State of Oregon, County of Klamath

Recorded 04/22/2003 11:53a m.Vol M03 Pg 25706-07

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

'03 APR 22 AM 11:53

BARGAIN AND SALE DEED -- STATUTORY FORM

KNOW ALL MEN BY THESE PRESENTS, That MELINDA GOUVEIA LEAHY, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto LAWRENCE PAUL LEAHY, hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property located at Klamath Falls, Oregon, with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath Falls, State of Oregon, described as follows, to wit:

SEE ATTACHED EXHIBIT 'A'

To Have and to Hold the same unto the said Grantee and Grantee's heirs, successors and assigns forever. However, the actual consideration for this conveyance is \$-0-*. *Pursuant to a Stipulated Judgment of Dissolution of Marriage dated November 5, 2002, Benton County Circuit Court Case Number: 02-30088, MELINDA GOUVEIA LEAHY, Petitioner, and LAWRENCE PAUL LEAHY, Respondent.

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.

In Witness Whereof, the Grantor has executed this instrument this 31 day of March, 2003.

Melinda Gouveia Leahy
MELINDA GOUVEIA LEAHY

STATE OF OREGON, County of Multnomah ss.

Personally appeared before me the above-named MELINDA GOUVEIA LEAHY and acknowledged the foregoing instrument to be her voluntary act and deed, this 31 day of March, 2003.

Pamela L. Bradford
NOTARY PUBLIC FOR OREGON
My Commission Expires: 11-3-03

After Recording Return To:

LAWRENCE PAUL LEAHY

PR 7710 Rockledge Court
Springfield, VA 22152-3852

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

LAWRENCE PAUL LEAHY
7710 Rockledge Court
Springfield, VA 22152-3852

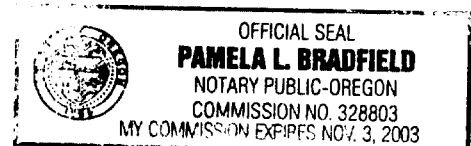


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

A tract of land situated in the E1/2 of the SW1/4 and the NW1/4 of the SE1/4 of Section 29, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of said E1/2 of the SW1/4, said point being South 89 degrees 58' 36" East 1319.48 feet and South 00 degrees 17' 46" West 1191.22 feet from the West 1/4 corner of said Section 29; thence South 00 degrees 17' 46" West along the West line of the E1/2 of the SW1/4, 365.91 feet; thence North 73 degrees 20' 20" East 1445.82 feet; thence North 16 degrees 39' 40" West 350.00 feet; thence South 73 degrees 20' 20" West 1339.10 feet to the point of beginning.

Together with an easement for ingress and egress recorded November 26, 1996 in Volume M96, page 37235, Microfilm Records of Klamath County, Oregon.

PARCEL 2:

A parcel of land which lies in the S1/2 S1/2 of Section 29, the E1/2 of Section 32, and Section 33, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, and in the N1/2 of Section 4, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

The S1/2 of the SE1/4 and the SE1/4 of the SW1/4 of Section 29, the E1/2 of the E1/2 and the NW1/4 of the NE1/4 of Section 32, the W1/2, the SE1/4 and the W1/2 of the NE1/4 of Section 33, all lying in Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, also including the NW1/4 and the N1/2 of the NE1/4 of Section 4, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, excepting therefrom that portion of land in Major Partition No. 13-71, as shown of Record in Survey No. 2579, which lies within the SE1/4 of the SW1/4, Section 29, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, being Parcel 2 of Major Partition No. 38-89.

Together with an easement for access as provided for in instrument recorded December 29, 1989 in Volume M89, page 25132, Microfilm Records of Klamath County, Oregon.