

After Recording Return To:
CRANE & BAILEY
Attorneys at Law
303 Pine Street, Suite 201
Klamath Falls, OR 97601

State of Oregon, County of Klamath
Recorded 02/20/2004 2:12p m
Vol M04 Pg 9811
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

BARGAIN AND SALE DEED

I, Beverly Ann Hodgins, Grantor, convey to David B. Clawson, Grantee, all of my interest in the following described real property:

A parcel of land lying in Lot 2A of Homedale, a platted subdivision in Klamath County, Oregon, and being more particularly described as follows:

Beginning at a one-inch pipe which lies North 43° 30' West along the Northeasterly line of Walton Drive, a distance of 82.0 feet from the most Southerly corner of Lot 2A of Homedale; thence North 0° 20' East 152.0 feet to a 3/8th inch pin; thence North 89° 40' West 58.55 feet to a one-inch pipe; thence South 24° 41' 30" West 67.93 feet more or less to a one-inch pipe; thence South 43° 30' East along the Northeasterly line of Walton Drive 125.0 feet to the point of beginning.

The true consideration for this conveyance is \$-0-. This document is for estate purposes only.

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 17 day of Feb., 2004.

Beverly Ann Hodgins
Beverly Ann Hodgins, Grantor

STATE OF OREGON)
County of Jackson) ss.

This instrument was acknowledged before me on February 17, 2004, by Beverly Ann Hodgins.

Melanie Wilder
Notary Public for Oregon
My commission expires: Jan 28, 2006

Beverly Ann Hodgins, Grantor,
David B. Clawson, Grantee.



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

David B. Clawson
5343 Walton Drive
Klamath Falls OR 97603