



After recording return to:
Bobby B. Ross and Toni G. Ross
12140 Hwy 39
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Bobby B. Ross and Toni G. Ross
12140 Hwy 39
Klamath Falls, OR 97603

File No.: 7021-347531 (SAC)
Date: March 15, 2004

THIS SPACE RESERVED FOR RECORDER'S USE

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State of Oregon, County of Klamath
Recorded 03/19/2004 12:13 p m
Vol M04 Pg 15739-41
Linda Smith, County Clerk
Fee \$ 31.00 # of Pgs 3

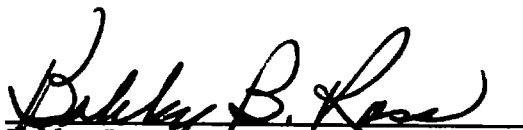
STATUTORY BARGAIN AND SALE DEED

Bobby B. Ross, Grantor, conveys to **Bobby B. Ross and Toni G. Ross as tenants by the entirety**, Grantee, the following described real property:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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.

The true consideration for this conveyance is **other than money**. (Here comply with requirements of ORS 93.030)


Bobby B. Ross

15740

APN: 91000

Bargain and Sale Deed
- continued

File No.: 7021-347531 (SAC)
Date: 03/15/2004

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this

15th day of March 2004

by Bobby B. Ross as of , on behalf of the .



Stacy Collins

Notary Public for Oregon

My commission expires: 08-02-07

APN: 91000

Bargain and Sale Deed
- continuedFile No.: 7021-347531 (SAC)
Date: 03/15/2004**EXHIBIT A****LEGAL DESCRIPTION:****Parcel 1:**

A parcel of land situated in Section 1, Township 40 South, Range 9 East of the Willamete Meridian, being more particularly described as follows:

Commencing at a railroad spike marking the Northeast corner of the SE 1/4 of said Section 1; thence North 89°45'40" West along the North Line of said SE 1/4, 30.00 feet to a 3/4 Inch Iron pin in the Westerly right of way line of Oregon State Highway No. 39; thence South 00°11'45" West along said Westerly right of way line, 457.31 feet to the Southerly right of way line of Klamath Irrigation District, No. 19 drain and the point of beginning for this description; thence continuing South 00°11'45" West along said highway right of way line 874.74 feet to a 5/8 Inch Iron pin; thence leaving said highway right of way line North 89°45'37" West along the South line of the N 1/2 SE 1/4 of said Section 1, 1339.94 feet to the Easterly right of way line of said No. 19 drain; thence along said Easterly right of way line of No. 19 drain the following courses and distances: North 18°41'36" West, 481.11 feet; North 07°27'21" East, 327.34 feet; South 85°24'20" East, 249.91 feet; South 54°01'20" East, 307.20 feet; South 75°05'16" East 622.54 feet; North 39°56'26" East, 547.45 feet to the point of beginning.

Subject To:

A 30.00 foot wide easement for the purpose of ingress and egress adjacent to and Southerly of the Southerly right of way line of said No. 19 drain and Northerly of the following described line: Commencing at a railroad spike marking the Northeast corner of said SE 1/4 of Section 1; thence North 89°45'40" West along the North line of said SE 1/4, 30.00 feet to a 3/4 Inch Iron pin on the Westerly right of way line of Oregon State Highway No. 39; thence South 00°11'45" West along said Westerly right of way line 504.23 feet to a 5/8 Inch Iron pin marking the point of beginning for this description; thence leaving said Westerly right of way line South 39°56'26" West 530.49 feet to a 5/8 Inch Iron pin; thence North 75°05'16" West, 647.21 feet to a 5/8 Inch Iron pin; thence North 54°01'20" West, 304.33 feet to a 5/8 Inch Iron pin; thence North 85°24'20" West, 243.00 feet to a 5/8 Inch Iron pin at the Easterly right of way line of a branch of said No. 19 drain, the terminus of the above described easement.