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AFTER RECORDING RETURN TO:

BRYCE R. JESSEN
ATTORNEY AT LAW
760 NORTH 14TH STREET
SPRINGFIELD, OR 97477

State of Oregon, County of Klamath
Recorded 03/23/2004 3:51 PM
Vol M04 Pg 16254
Linda Smith County Clerk
Fee \$21.00 # of Pgs 1

Send all tax statements to: Mary Ann Burkett, 40701 Potter Creek Lane, Springfield, OR 97478.

BARGAIN AND SALE DEED

HAROLD FRANK BURGARD, who acquired title with BARBARA BURGARD, who is now deceased, Grantor, does hereby grant, bargain, sell and convey to MARY ANN BURKETT, Grantee, the following described real property with tenements, hereditaments and appurtenances, situated in KLAMATH County, Oregon, to-wit:

Beginning at a point 220 feet West and 890 feet North of S.E. Corner of the SE1/4 of the NE1/4 of Section 25, Township 24 South, Range 8 E.W.M.; thence North parallel with East line of said SE1/4 of the NE1/4 225 feet; thence East parallel with North line of said SE1/4 of the NE1/4 220 feet; thence South parallel with East line of said SE1/4 of the NE1/4 225 feet; thence East parallel with South line of said SE1/4 of the NE1/4 220 feet to the point of beginning.

Subject to right of way easement granted August 19, 1977. Recorded in Book M-772, Page 15795, 15775.

Hereinafter the real property shall be referred to as "Property".

The true and actual consideration for this conveyance is for other than money.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN ANY MANNER THAT VIOLATES ANY APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGHTING OR ACCEPTING THIS INSTRUMENT, THE GRANTEE OR ANY OTHER PARTY WITH AN INTEREST IN OR 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. ORS 30.910.

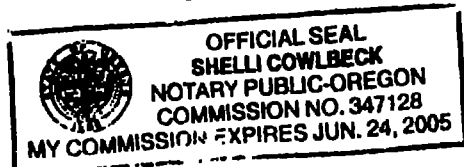
IN WITNESS WHEREOF, the parties have caused this Bargain and Sale Deed to be executed as of this 12 day of March, 2004.

GRANTOR:

Harold Frank Burgard
Harold Frank Burgard

STATE OF ~~ARIZONA~~ Oregon,
County of Duchester ss.

On the 12 day of March, 2004, this instrument was acknowledged by HAROLD FRANK BURGARD, before me.



Shelli Cowlbeck
Notary Public For ~~ARIZONA~~ Oregon
Seal: 6-24-05

(Recording Seal Here)