

State of Oregon, County of Klamath
Recorded 05/18/2004 1:05 PM
Vol M04 Pg 31090-31092
Linda Smith, County Clerk
Fee \$ 31.00 # of Pgs 3

cc: WHEN RECORDED RETURN TO:
Jason C. Broesder
312 S. Ivy
Medford, OR 97501

SEND TAX STATEMENTS TO:
Gunter P. Hentschel
P.O. Box 207
Malin, OR 97632

BARGAIN AND SALE DEED

Elizabeth L. Hentschel, Grantor, do hereby convey all of my interest to Gunter P. Hentschel, Grantee, in the following real property situated in Klamath County, Oregon, described as follows, to-wit:

See Attached Exhibit "A"

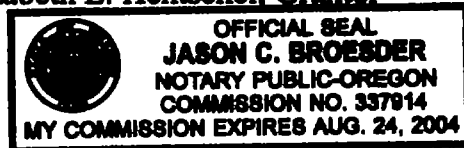
There is no cash consideration for this transfer.

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 13th day of February, 2004.


Elizabeth L. Hentschel, Grantor

STATE OF OREGON)
) ss.
County of Jackson)



On this 13th day of February, 2004, personally appeared Elizabeth L. Hentschel, before me and acknowledged the foregoing instrument to be her voluntary act and deed.


Notary Public for Oregon

Z:\Elder\Clients\Hentschel\B&S Deed.wpd(2/11/04-mrb)

31✓

A tract of land situated in the NW 1/4 SE 1/4 of Section 29, Township 40 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being a tract of land together with an ingress-egress easement described as follows:

Beginning at a point on the West boundary of that tract of land conveyed to Shasta View Irrigation District, from which the Northeast corner of said Section 29 bears North 22 degrees 58' 32" East 3588.02 feet; thence South 00 degrees 37' East, along said boundary, 309.00 feet; thence South 89 degrees 23' West 310.00 feet to the centerline of a 30 foot wide easement (said easement extending from this point South 01 degree 23' West 365 feet, more or less, to the South line of said NW 1/4 SE 1/4); thence continuing South 89 degrees 23' West 65.00 feet; thence North 00 degrees 37' West 309.00 feet; thence North 89 degrees 23' East 375.00 feet to the point of beginning, with bearings based on a Solar observation.

TOGETHER WITH an easement for ingress and egress situate in the NW 1/4 SE 1/4 of Section 29, Township 40 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon, as disclosed by Major Land Partition 8-85. The centerline of which being more particularly described as follows:

Beginning at a point on the West boundary of that tract of land conveyed to Shasta View Irrigation District, from which the Northeast corner of said Section 29 bears North 22 degrees 58' 32" East 3588.02 feet; thence South 00 degrees 37' East, along said boundary, 309.00 feet; thence South 89 degrees 23' West 310.00 feet to the centerline of the 30 foot wide easement; thence extending from this point South 01 degree 23' West 365 feet, more or less, to the South line of said NW 1/4 SE 1/4.

EXHIBIT "A" CONTINUED

ALSO TOGETHER WITH that certain roadway easement recorded March 4, 1980 in Book M-80 at Page 4115, Microfilm Records of Klamath County, Oregon, to wit:

An easement for ingress and egress over the Northerly 50 feet of the S 1/2 of the SW 1/4 and the SW 1/4 of the SE 1/4 of Section 29, Township 40 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

ALSO TOGETHER WITH an easement for the purposes of ingress and egress and a right of way for public utilities over the old roadway, recorded June 28, 1978 in Book M-78 at Page 13889, more particularly described as follows:

PARCEL 1:

The North 40 feet of the NE 1/4 NE 1/4 of Section 25, Township 40 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL 2:

The North 20 feet of that portion of Lot 4 lying Northeasterly of the Malin-Bonanza Highway; The SE 1/4 SW 1/4 of Section 30, Township 40 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL 3:

The South 20 feet of the S 1/2 of Lot 3 and the NE 1/4 SW 1/4 of Section 30, Township 40 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

CODE 16 MAP 4012-2900 TL 900