

04 JUL 2004 11:14 AM

MT6- 45509 MS

THIS SPACE RESERVED FOR RECORDER'S USE

J. Claude Bowden and Thelma M. Bowden

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Grantor's Name and Address

Victor L. Alexander and Andrea Lee Alexander,
Trustees of the Victor L. Alexander and Andrea
Lee Alexander Revocable Living Trust dated
12/26/95

1439 Ogden Street

Klamath Falls, OR 97603

Grantee's Name and Address

After recording return to:

Victor L. Alexander and Andrea Lee Alexander,
Trustees of the Victor L. Alexander and Andrea
Lee Alexander Revocable Living Trust dated
12/26/95

1439 Ogden Street

Klamath Falls, OR 97603

State of Oregon, County of Klamath

Recorded 07/16/2004 11:14 AM

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Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

Until a change is requested all
tax statements shall be sent to

The following address:

Victor L. Alexander and Andrea Lee Alexander,
Trustees of the Victor L. Alexander and Andrea
Lee Alexander Revocable Living Trust dated
12/26/95

1439 Ogden Street

Klamath Falls, OR 97603

Escrow No. MT65509-MS

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **J. CLAUDE BOWDEN and THELMA M. BOWDEN**, husband and wife, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Victor L. Alexander and Andrea Lee Alexander, Trustees of the Victor L. Alexander and Andrea Lee Alexander Revocable Living Trust dated 12/26/95**, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anyway appertaining, situated in the County of **Klamath**, State of Oregon, described as follows, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is **to complete transfer of ALL subject property.**

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 15 day of July, 2004
if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

J. Claude Bowden

Thelma M. Bowden



State of OREGON
County of KLAMATH

This instrument was acknowledged before me on July 15, 2004 by J. Claude Bowden and Thelma M. Bowden

Emily Coe
(Notary Public)

My commission expires April 21, 2008

2600

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land in the NE1/4 SW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point on the Westerly line of the right of way of the Dalles-California Highway, now known as Wocus Road which point bears North 89° 49' West a distance of 629.8 feet, and North 6° 02' East a distance of 107.2 feet from the Southeast corner of the NE1/4 SW1/4 of said Section 7, said point also being at the Southeast corner of the tract herein described; thence North 6° 02' East along said Westerly right of way line a distance of 180 feet; thence North 89° 49' West a distance of 486.54 feet; thence South 6° 02' West 130 feet; thence South 89° 49' East 486.54 feet to the place of beginning.

EXCEPTING THEREFROM the following:

Commencing at the Southeast corner of the SW1/4 of Section 7, said point also being the S1/2 corner of said Section 7; thence North 89° 42' West 770.3 feet to a point on the Westerly right of way of Wocus Road; thence North 06° 02' East along the Westerly right of way of said Wocus Road 1446.9 feet to a ½" iron pin marking the true point of beginning of this description; thence from said true point of beginning North 06° 02' East along the Westerly right of way of said Wocus Road 180.00 feet to a ½" iron pin; thence North 89° 49' West 360.00 feet to a ½" iron pin; thence South 00° 11' West 179.07 feet to a ½" iron pin; thence South 89° 49' East 341.65 feet to the true point of beginning.

ALSO EXCEPTING THE WEST 130 FEET.