

'04 APR 9 AM 8:55

'04 JUL 27 AM 8:37

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After Recording Return To:

Francis Hansen & Martin, LLP
1148 NW Hill Street
Bend, OR 97701

State of Oregon, County of Klamath
Recorded 04/09/2004 8:55 A m
Vol M04 Pg 20331
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

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

**RE-RECORDED TO ATTACH EXHIBIT "A"

Dwayne A. Young
P.O. Box 222
Crescent, OR 97733

State of Oregon, County of Klamath
Recorded 07/27/004 8:37 a m
Vol M04 Pg 48974-76
Linda Smith, County Clerk
Fee \$ 31.00 # of Pgs 3
+ 20⁰⁰ NS

BARGAIN AND SALE DEED

Dwayne A. Young, Personal Representative of the ESTATE OF AUDREY YVONNE YOUNG, Grantor,
conveys to DWAYNE A. YOUNG, Grantee, the following described real properties:

1. Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12 in NW ¼, SE ¼, Section 30, Twsp. 24, S.R. 9EWM, Block 33, Klamath County, Oregon.
2. See attached Exhibit "A."
3. Lots 18 through 24 inclusive in Block 39 of CRESCENT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.
4. Lots 1, 2, 3, 4 and 6 in Block 38 of CRESCENT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

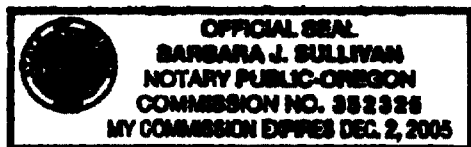
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

DATED this 2 day of April, 2004.

Dwayne A. Young
Dwayne A. Young, Personal Representative
of the Estate of AUDREY YVONNE YOUNG

STATE OF OREGON)
County of Klamath) ss.

On this 2 day of April, 2004, personally appeared the above-named Dwayne A. Young, as Personal Representative of the Estate of AUDREY YVONNE YOUNG and acknowledged the foregoing instrument to be his voluntary act. Before me:

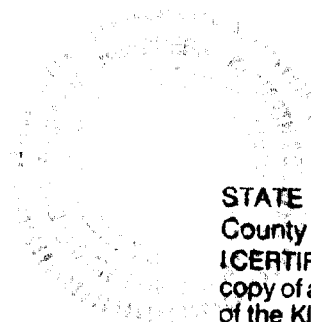


Barbara J. Sullivan
Notary Public for Oregon

Francis Hansen & Martin, LLP
1199 N.W. Wall Street • Bend, Oregon 97701-1934
(541) 389-5010

31
+20 NS
214

48975



STATE OF OREGON,
County of KLAMATH)

I CERTIFY that this is a true and
copy of a document in the possession
of the Klamath County Clerk.

Dated: 7-8-2004
LINDA SMITH, Klamath County

By: Linda J. Fuller Dep

A tract of land situated in the W $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 30, Township 24 South, Range 9 E.W.M., and being portions of Lots, Blocks and Vacated Streets in the Townsite of Crescent, Oregon as described in Deed from Ora F. Blay to Carl L. and Sherry G. Ericksen dated September 18, 1956, recorded September 28, 1956, in Volume 287 page 73, Deed records of Klamath County, Oregon, said tract being more particularly described as follows:

Beginning at a point on the East line of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ which bears S. 0°05'59" E, a distance of 977.03 feet from the Northeast corner thereof; thence continuing S. 0°05'59" E. along the East 1/16 line of said Section a distance of 345.88 feet to the Northeast 1/16 corner of said Section 30; thence continuing S. 0°05'59" E. along the 1/16 line a distance of 84.99 feet to steel rod; thence S. 38°58'09" W. along the Westerly line of Vacated Lot 1 in Block 8, Crescent Townsite a distance of 103.51 feet to a steel rod; thence S. 51°01'51" E. a distance of 84.03 feet to a steel rod on said East 1/16 line; thence S. 0°05'59" E. a distance of 37.78 feet to a steel rod marking the Northeast corner of Crescent Water Association parcel as described in Volume M66 page 12575; thence following the perimeter of said parcel, West 50 feet; South 50 feet and East 50 feet to a steel rod on the relocated Westerly right-of-way line of Main Street; thence S. 38°58'09" W. along said relocated right-of-way a distance of 90.5 feet, more or less, to the most Easterly corner of parcel described in Deed from Eriksen to Barstad, recorded in Volume M90 page 8900, Deed records of Klamath County, Oregon; thence N. 51°01'51" W. along the Northerly line of said parcel a distance of 130.0 feet to the most Northerly corner thereof; thence S. 38°58'09" W. a distance of 70.0 feet to a Brass cap monument marking the Initial Point of Crescent Heights Subdivision; thence N. 51°01'51" W. along the Northerly line of said Subdivision a distance of 330.0 feet to the most Northerly corner thereof; thence N. 15°00'13" E. a distance of 10.0 feet; thence N. 55°46'32" W. a distance of 220.94 feet to the Easterly right-of-way line of U. S. Highway #97; thence N. 15°00'13" E. along said right-of-way line a distance of 307.21 feet to the Southwesterly corner of parcel described in Deed Volume M93 page 18637, records of Klamath County, Oregon; thence S. 74°59'47" E. a distance of 200.0 feet; thence N. 15°00'13" E. a distance of 200.0 feet to the Northeast corner of said parcel; thence S. 74°59'47" E. a distance of 326.07 feet, more or less, to the point of beginning. The bearings and distances in this description are as shown on County Survey #2566.

A