

After recording, return to:

ok Les Barrington Sandra Grube

PO Box 85

Bly, OR 97622

Until a change is requested, send all tax statements to:

Les Barrington Sandra Grube

PO Box 85

Bly, OR 97622

Vol M04 Page 56137

State of Oregon, County of Klamath
Recorded 08/24/04 1:45 P m
Vol M04 Pg 56137-40
Linda Smith, County Clerk
Fee \$ 36.00 # of Pgs 4

'04 AUG 24 PM1:45

BARGAIN AND SALE DEED

James T. Shotwell, and Cindy J. Hamrick successor trustees of The Robert L. Shotwell and Shirley A. Shotwell Living Trust dated January 17, 2000, Grantor, convey to Les R. Barrington and Sandra L. Grube, Grantee, the following described real property, with the right of survivorship; that is, the fee shall vest in the survivor of the grantees; in Klamath County, Oregon:

See Exhibit A

Tax Account No. 3313-3200-1900 and 3313-3200-2200

Subject to and excepting: See Exhibit B

The true and actual consideration for this conveyance is \$5000.00.

DATED August 3, 2004.

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.

James T. Shotwell Trustee

James T. Shotwell, successor trustee of The Robert L. Shotwell and Shirley A. Shotwell living trust dated January 17, 2000

Cindy J. Hamrick Trustee

Cindy J. Hamrick, successor trustee of The Robert L. Shotwell and Shirley A. Shotwell living trust dated January 17, 2000

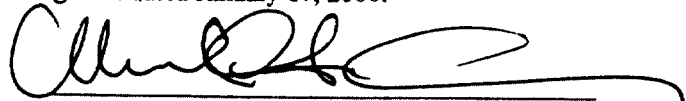
366

STATE OF OREGON)
)ss.
County of Deschutes)

56138

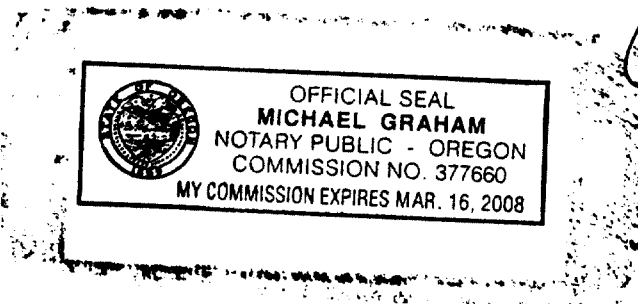
This instrument was acknowledged before me on August 4, 2004, 2004, by James T. Shotwell, successor trustee of The Robert L. Shotwell and Shirley A. Shotwell living trust dated January 17, 2000.

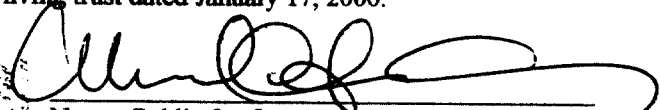



Notary Public for Oregon

STATE OF OREGON)
)ss.
County of Deschutes)

This instrument was acknowledged before me on August 3, 2004, 2004, by Cindy J. Hamrick, successor trustee of The Robert L. Shotwell and Shirley A. Shotwell living trust dated January 17, 2000.




Notary Public for Oregon

56139

S 1/2 of the W 1/2 of Lot 15, Block 5, Klamath Falls Forest Estates Sycan Unit, (also described as Lot 15D, Block 5, Sycan Unit), according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

S 1/2 of the E 1/2 of Lot 15, Block 5, Klamath Falls Forest Estates Sycan Unit, (also described as Lot 15C, Block 5, Sycan Unit), according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

EXHIBIT A

56140

Covenants, conditions, restrictions and/or easements; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status, or national origin to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes:

Recording Information: July 20, 1959 in Volume 314 Page 291, records of Klamath County, Oregon

Mineral reservation as contained in Deed:

Reserving: Excepting and reserving therefrom unto the grantor, its successors and assigns forever 50% of all mineral rights
Reserved By: Klamath Lumber & Box Co., Inc., an Oregon corporation
Recorded: November 23, 1962
Recording Information: Volume 341 Page 478, records of Klamath County, Oregon

NOTE: The mineral interest reserved or excepted above has not been examined and subsequent transactions affecting said interest or taxes levied against same are not reflected in this title evidence.

Restrictions shown on the recorded plat/partition of Klamath Falls Forest Estates Sycan Unit as follows: "...said plat being subject to a 50 foot easement indicated on the annexed plat for future public roads and utilities and to all easements and reservations of record."

EXHIBIT B