

04 SEP 16 PM 2:39

After Recording Return to:

EDDY LIVING TRUST DATED OCTOBER 23 1992

Co 16800 Crater Lake Hwy  
White City, OR 97503

Until a change is requested all tax statements  
shall be sent to the address shown above:

Vol M04 Page 62016

State of Oregon, County of Klamath  
Recorded 09/16/04 2:39 p m  
Vol M04 Pg 62016-17  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

Aspen Title & Escrow, Inc.  
**BARGAIN AND SALE DEED**

KNOW ALL MEN BY THESE PRESENTS, That **DANIEL LEE EDDY, AS TRUSTEE OF THE EDDY LIVING TRUST**, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **DANIEL LEE EDDY, AS TRUSTEE OF THE EDDY LIVING TRUST DATED OCTOBER 23 1992**, 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 anywise appertaining, situated in the County of **KLAMATH**, State of Oregon, described as follows, to-wit:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN. ....

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.  
The true and actual consideration paid for this transfer, stated in terms of dollars, is **STO CORRECT TITLE**.  
(here comply with the requirements of ORS 93.930)

**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.**

In Witness Whereof, the grantor has executed this instrument **September 9, 2004**; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

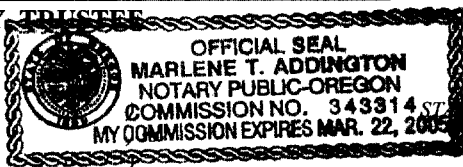
Daniel Lee Eddy Trustee

**DANIEL LEE EDDY, TRUSTEE**

STATE OF OREGON,

County of **Klamath**

The foregoing instrument was acknowledged before me this **9th** day of **September, 2004**, by **Daniel Lee Eddy, as Trustee of the Eddy Living Trust Dated October 23, 1992**,



\_\_\_\_\_) ss.  
The foregoing instrument was acknowledged before me this \_\_\_\_\_, by \_\_\_\_\_, president, and by \_\_\_\_\_, secretary of \_\_\_\_\_ a \_\_\_\_\_ corporation, on behalf of the corporation.

Marlene T. Addington Notary Public for Oregon  
Notary Public for Oregon

(SEAL)

My commission expires:

My commission expires: **March 22, 2005**

**BARGAIN AND SALE DEED**

**DANIEL LEE EDDY, AS TRUSTEE OF THE EDDY LIVING TRUST, as grantor**  
and

**DANIEL LEE EDDY, AS TRUSTEE OF THE EDDY LIVING TRUST DATED OCTOBER 23 1992, as grantee**

This document is recorded at the request of:  
**Aspen Title & Escrow, Inc.**  
**525 Main Street**  
**Klamath Falls, OR 97601**  
Order No.: **00059262**

(SEAL)

(If executed by a corporation, affix corporate seal)

26X

62017

## EXHIBIT "A"

## PARCEL 1:

All that portion of Lot 3, in Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Northeast corner of SW 1/4 SE 1/4 of Section 5; thence North 45° West 446.5 feet, more or less, to the right of way of the State Highway; thence Easterly and Northerly along the Easterly boundary of said right of way 812 feet, more or less, to a point where a line 450 feet South of and parallel to North line of Lot 3 intersects the said Easterly boundary of said Highway right of way; thence Easterly 123 feet, more or less, to East boundary of said Lot 3; thence Southeasterly and Southerly along the Easterly boundary of said Lot 3 to the Southeast corner of said Lot 3; thence West along the South line of said Lot 3 to the point of beginning.

EXCEPTING HOWEVER, from above parcel all the portion of Lot 3 in Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point where a line 450 feet South of and parallel to the North line of said Lot 3 intersects the Easterly boundary of State Highway right of way; thence East 123 feet, more or less, to the Easterly boundary of said Lot 3; thence South 55° 45' East a distance of 744 feet, more or less, along the Easterly boundary line of said Lot 3, to the meander corner; thence South 25° East along the meander line a distance of 251.5 feet; thence North 56° 50' West a distance of 918.6 feet, (965.25 per Survey 1903), more or less, to an intersection with the Easterly right of way line of said State Highway; thence North 27° 30' West along the Easterly boundary of State Highway right of way a distance of 163 feet, more or less, to the point of beginning.

FURTHER EXCEPTING parcel conveyed to City of Klamath Falls November 17, 1948 in Book 226 at Page 427, Deed Records of Klamath County, Oregon.

## PARCEL 2:

Beginning at a point 60 feet East of the Northwest corner of the SE 1/4 of SE 1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence East on the North line of said SE 1/4 of SE 1/4, 417.42 feet; thence South and parallel to the West line of said SE 1/4 of SE 1/4, 208.71 feet; thence West and parallel to the North line of said SE 1/4 of SE 1/4, 417.42 feet; thence North and parallel to the West line of said SE 1/4 of SE 1/4, 208.71 feet to the point of beginning.

## PARCEL 3:

Beginning at a point on the South line of the NE 1/4 of the SE 1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, said point being 85.96 feet East of the Southwest corner of said NE 1/4 of the SE 1/4; thence West 25.96 feet; thence South 208.7 feet; thence West 30.0 feet; thence North 59.2 feet; thence in a Northwesterly direction following the arc of a 14.7642 degree curve to the left through the Southwest corner of said NE 1/4 of the SE 1/4 304.8 feet; thence North 43° 37' 40" West 329.2 feet to the Southeasterly right of way line of the State Highway; thence North 66° 02' 20" East 31.86 feet; thence South 43° 37' 40" East 528.32 feet to the point of beginning.