

0400CT5 PM3:17

MT66533 PS

THIS SPACE RESERVED FOR RECORDER'S USE

TRUSTEES OF THE D. M. MC LEMORE TRUST
4790 CAUGHLIN PARKWAY #429
RENO, NV 89509
Grantor's Name and Address
GLETA WAMPLER
PO BOX 134
CHILOQUIN, OR 97624
Grantee's Name and Address

Vol M04 Page 67444

State of Oregon, County of Klamath
Recorded 10/05/04 3:17 p m
Vol M04 Pg 67444-50
Linda Smith, County Clerk
Fee \$ 51.00 # of Pgs 7

After recording return to:
GLETA WAMPLER
PO BOX 134
CHILOQUIN, OR 97624

Until a change is requested all
tax statements shall be sent to
The following address:
GLETA WAMPLER
PO BOX 134
CHILOQUIN, OR 97624

Escrow No. MT66533-PS

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That CHERYL PLATO MC LEMORE AND JAMES T. RUSSELL, TRUSTEES OF THE D. M. MC LEMORE TRUST, DATED JULY 24, 1987, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto GLETA WAMPLER, 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,

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 CLEAR TITLE.

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 28 day of September, 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.

TRUSTEES OF THE D. M. MC LEMORE TRUST

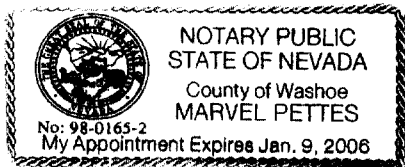
BY: Cheryl Plato Mc Lemo
CHERL PLATO MC LEMORE, TRUSTEE
BY: James T. Russell
JAMES T. RUSSELL, TRUSTEE

NEVADA
STATE OF CALIFORNIA
ss.
COUNTY OF WASHOE

On Sept 28 2004, 2004 before me, Marvel Pettes personally appeared CHERYL PLATO MC LEMORE, TRUSTEE OF THE D. M. MC LEMORE TRUST personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity(ies), and that by her signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Marvel Pettes



570 am

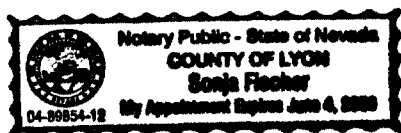
67445

State of Nevada

County of Carson

On this 29th day of September, 2004, personally appeared before me the above named JAMES T. RUSSELL, AS TRUSTEE OF THE D.M. MC LEMORE TRUST, and acknowledged the foregoing instrument to be his voluntary act and deed.

WITNESS My hand and official seal.



Sonja Fischer
Notary Public for State of Nevada, County of Lyon
My Commission expires: June 4, 2008

CASE NO. CV90-3115

DEPT. NO. 7

FILED

'94 MAR 23 A9:12

IN THE SECOND JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA
IN AND FOR THE COUNTY OF WASHOE

In The Matter Of The Estate

Of

DEE MARION MCLEMORE,

Deceased.

ORDER APPROVING FIRST ACCOUNT
AND
PETITION FOR DISTRIBUTION

CHERYL PLATO MCLEMORE, Executrix of the Estate of DEE MARION MCLEMORE, deceased, having presented to this Court and filed herein her First and Final Account and Report and Petition for Distribution and Approval of Fees and Administrative Expenses thereof; and the same having come on regularly to be heard by the Court this date, at which time the Court having heard the evidence in support of the same, and CHERYL PLATO MCLEMORE appearing in person and by and through her attorney, LeROY ARRASCADA, Esq.; and

It appearing to the Court from the evidence, the Court Finds as a matter of Fact and Conclusions of Law, respectively, as follows:

(a) That all the allegations, statements and recitals of the Account and Report and Petition are true in all particulars and respects;

(b) That said Account is a full, true and just account and that the same should be approved and allowed in all respects and

LeRoy Arrascada, Esq.
165 Ryland Street
Reno, NV 89501
(702)329-1118
Attorney for Estate

1 particulars as the same has been presented by the Executrix, and
2 that all of the acts required of said Executrix were done as
3 required by law and within the time required by law;

4 (c) That all Notices required to be given by Order of this
5 Court and by law were duly given, due proof thereof having been
6 made to the Court, all as required by law;

7 (d) That the time allowed by law for filing Claims in said
8 Estate by Creditors has expired, and that more than ninety (90)
9 days have lapsed since the first publication of the Notice to
10 Creditors, and that there were no creditor claims filed; and

11 (e) That no persons have appeared to, except to or to contest
12 said Account and Report and Petition; and

13 (f) The Last Will and Testament of the Deceased leaves all
14 property of whatever nature and wherever situated to the Trustee of
15 that certain Trust instrument of revocable trust known as the "D.
16 M. McLemore Trust, dated July 24, 1987, as from time to time
17 amended." That said Trust provides upon the death of the Decedent,
18 the Trustees of said Trust are your Petitioner, Cheryl Plato
19 McLemore and James T. Russell.

20 (g) That CHERYL PLATO MCLEMORE, the Executrix of the above-
21 entitled Estate is entitled to a statutory fee for services
22 rendered in the amount of TWENTY-TWO THOUSAND ONE HUNDRED THIRTY
23 DOLLARS AND EIGHTEEN CENTS (\$22,130.18).

24 (h) The Court hereby finds that LeROY ARRASCADA, Attorney at
25 Law, has rendered services to said Estate, and is entitled to a
26 reasonable fee for services rendered in the amount of SEVEN
27 THOUSAND ONE HUNDRED SEVENTY-FIVE DOLLARS (\$7,175.00).

28 That all of the costs advanced in the probating of said

1 Estate have been paid by your Petitioner. If there are additional
2 costs that will be incurred during the finalizing of this Estate
3 the Attorney should be reimbursed.

4 (h) The Court finds that the payment of obligations of the
5 Estate as set forth in the accounting on file herein were proper
6 and reflected obligations of the Estate.

7 (i) That all of the requirements of statutes for
8 administration of said Estate have been regularly fulfilled and
9 complied with and that said Estate is in a position to be wound up,
10 settled and closed.

11 (j) The Court finds that all assets of the Estate and all
12 other property not know known or hereafter discovered which may
13 belong to said Estate or to said Decedent should be Ordered
14 distributed as set forth herein.

15 IT IS, THEREFORE, HEREBY ORDERED, ADJUDGED AND DECREED as
16 follows:

17 1. That the said First and Final Account and Report, Petition
18 for Distribution and Approval of Fees and Administrative Expenses
19 be, and the same hereby is, confirmed, approved, allowed and
20 settled, and found to be true in all respects as the same are
21 presented by said Account and Report and Petition. That the
22 allegations and recitals set forth in the First and Final Account
23 and Report, Petition for Distribution and Approval of Fees and
24 Administrative Expenses are found to be true as stated therein.
25 That proof has been made to the satisfaction of the Court that due
26 and lawful Notice of the Hearing was given as required by the
27 statutes of the State of Nevada.

28 2. That the Executrix be, and hereby is, authorized and

1 directed to pay unto CHERYL PLATO MCLEMORE, for her statutory fee
 2 as Executrix of the above-entitled Estate in the amount of TWENTY-
 3 TWO THOUSAND ONE HUNDRED THIRTY DOLLARS AND EIGHTEEN CENTS
 4 (\$22,130.18).

5 3. That the Executrix be, and hereby is, authorized and
 6 directed to pay unto LeROY ARRASCADA, Attorney at Law, the sum of
 7 SEVEN THOUSAND ONE HUNDRED SEVENTY-FIVE DOLLARS (\$7,175.00), as
 8 Attorney's Fee for services rendered in this case, and to pay any
 9 additional costs incurred during the finalizing of this Estate.

10 4. That after payment of all costs and expenses as Ordered by
 11 this Court, then said Estate shall be distributed.

12 5. That the Executrix be, and hereby is, directed to
 13 distribute all of the Decedent's estate unto Cheryl Plato McLemore
 14 and James T. Russell, as Trustees of that certain Trust instrument
 15 of revocable trust known as the "D. M. McLemore Trust, dated July
 16 24, 1987, as from time to time amended."

17 6. That after all things required to be done by the Executrix
 18 have been done and after distribution of the Estate in the manner
 19 hereinabove Ordered, and upon filing of Receipts showing that said
 20 payments have been made and upon showing to the Court that the
 21 final distribution of the Estate has been made as set forth
 22 hereinabove, the Executrix shall be discharged from all liability
 23 thereafter to be incurred as such.

24 DONE IN OPEN COURT this 23 day of March 1994.

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EXHIBIT "A"
LEGAL DESCRIPTION

All that portion of the following described property located in the E1/2 E1/2 of Section 21, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the point where the South Boundary line of the SW1/4 NW1/4 of Section 27 intersects the thread of the stream of Sprague River; thence following the thread of the stream of Sprague River Northerly to a point near the Northwest corner of said SW1/4 NW1/4 of Section 27 where the Sprague River divides into two channels; thence following the thread of the stream of the most Westerly of said channels of Sprague River around the Southerly, Westerly and Northerly sides of that certain Island, containing 18 acres, more or less, which is situate in the NE1/4 of Section 28, to the point where said West Channel rejoins the East Channel of Sprague River at the North end of said Island; thence, continuing Northerly along the thread of the stream of Sprague River to a point which is South 90° 00' West of an Iron Pin on the East Bank of Sprague River, which said Pin is situated North 48° 35' 06" West a distance of 529.12 feet from the Brass Cap Monument which marks the Section Corner common to Sections 21, 22, 27 and 28; thence, North 90° 00' East to said Iron Pin on the East Bank of Sprague River; thence, North 15° 35' 50" East a distance of 426.03 feet; thence, North 13° 34' 05" West a distance of 299.65 feet; thence, North 46° 03' 55" West a distance of 413.48 feet; thence, North 00° 57' 35" East a distance of 508.15 feet; thence, North 18° 52' 45" East a distance of 205.34 feet; thence, North 06° 20' 20" West a distance of 409.90 feet; thence, North 41° 47' 35" East a distance of 497.95 feet; thence along the Arc of a Curve to the left (Central angle = 78° 52' 4" & radius = 500 feet) a distance of 688.32 feet; thence, North 60° 43' 16" East a distance of 60 feet, more or less, to an Iron Pin; thence, North 60° 43' 16" East a distance of 487.36 feet, more or less, to a point on the East section Line of Section 21; thence, South along said Section line of Section 21 a distance of 1085.82 feet, more or less, to the Brass Cap Monument marking the Southeast Corner of the NE1/4 of said Section 21; thence continuing South along said East Section line of Section 21 to the Brass Cap Monument which marks the Section Corner common to Sections 21, 22, 27 and 28; thence East along the North line of the NW1/4 of Section 27 to the Northeast Corner of said NW1/4; thence, South along the East line of said NW1/4 of Section 27 to the Southeast corner of the NE1/4 NW1/4 of Section 27; thence West along the South line of said NE1/4 NW1/4 to the Southwest Corner of said NE1/4 NW1/4 of Section 27; thence, South along the East line of the SW1/4 NW1/4 of said Section 27 to the Southeast Corner of said SW1/4 NW1/4; thence West along the South Boundary Line of said SW1/4 NW1/4 of Section 27 to the Point of Beginning.

EXCEPTING THEREFROM any portion thereof lying within Tract 1029, Sprague River Pines,

AND ALSO EXCEPTING THEREFROM any portion thereof lying within Tract 1107, First Addition to Sprague River Pines.

AND FURTHER EXCEPTING therefrom any portion lying within the Sprague River or any portion lying within Green Forest Drive.