

BARGAIN AND SALE DEED

State of Oregon, County of Klamath
Recorded 12/15/04 3:59 p m
Vol M04 Pg 85997-44
Linda Smith, County Clerk
Fee \$ 3.00 # of Pgs 3

Grantors: Loyal G. Garboden and Elizabeth E. Garboden
9524 Hill Road, Klamath Falls, Oregon 97603

Grantees: James P. Garboden
240 E. 36th Avenue
Eugene, Oregon 97405

- AND -

Patrick N. Garboden
2917 N. 24th Street
Ozark, Missouri 65721

Taxes : Loyal G. Garboden and Elizabeth E. Garboden
9524 Hill Road, Klamath Falls, Oregon 97603

Return : Loyal G. Garboden and Elizabeth E. Garboden
9524 Hill Road, Klamath Falls, Oregon 97603

Consideration Paid: \$0.00 / RESERVATION OF JOINT LIFE ESTATE

KNOW ALL PERSONS BY THESE PRESENTS, That Loyal G. Garboden and Elizabeth E. Garboden, hereinafter called Grantors, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto James P. Garboden and Patrick N. Garboden, as tenants in common, hereinafter called Grantees, and unto Grantees' heirs, successors and assigns, although reserving unto the Grantors a joint life estate for the life of Grantors, or the survivor of them, in 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 EXHIBIT A ATTACHED HERETO

To Have and to Hold the same unto the said Grantees and Grantees' heirs, successors and assigns forever.

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BARGAIN AND SALE DEED - 1

31- net Elizabeth E. Garboden o/c

EXHIBIT A

A parcel of land in Section 32, Township 39 South, Range 10 East, W.M.; more particularly described as follows:

Beginning at the Northwest corner of the NE 1/4 NW 1/4 of Section 32, Township 39 South, Range 10 East, W.M.; thence East along the North line of the NE 1/4 NW 1/4 405.0 feet to the true point of beginning; thence East along the North line of the NE 1/4 NW 1/4 805.0 feet; thence South parallel to the West line of NE 1/4 NW 1/4 495.0 feet; thence West parallel to the North line of the NE 1/4 NW 1/4 125.0 feet; thence South parallel to the West line of the NE 1/4 NW 1/4 825.0 feet to the South line of the NE 1/4 NW 1/4; thence West along the South line of the NE 1/4 NW 1/4 265.5 feet; thence N. 58°W. 210.0 feet; thence N. 78°W. 119.5 feet; thence N. 85°W. 120.1 feet; thence North parallel to the West line of the NE 1/4 NW 1/4 1173.4 feet to the point of beginning, containing 21.1 acres more or less and subject to a 20 foot easement for a water line being 10 feet on either side of the following described center line beginning at the Northwest corner of the NE 1/4 NW 1/4 of Section 32, Township 39 South, Range 10 East, W.M.; thence East along the North line of the NE 1/4 NW 1/4 405 feet; thence South parallel to the West line of the NE 1/4 NW 1/4 330 feet; thence South parallel to the West line of the NE 1/4 NW 1/4 330 feet to the true point of beginning; thence East parallel to the North line of the NE 1/4 NW 1/4 805.0 feet;

EXCEPTING THEREFROM, A parcel of land in Section 32, Township 39 South, Range 10 East of the Willamette Meridian, more particularly described as follows: Beginning at the intersection with the East line of the W 1/2, NW 1/4 NE 1/4 of Section 32, Township 39 South Range 10 East of the Willamette Meridian and the South right of the way line of Hill Road; thence S. 89°42' W. along the South right of way line of Hill Road 825 feet to the true point of beginning of this description; thence S. 89°52' W. 409 feet; thence S. 0°08' E. 320 feet; thence N. 89°52' E 409 feet; thence N 0°08' W. 320 feet to the point of beginning.

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| Klamath County Tax Lot Numbers: R603038 | 18.16 acres |
| R603029 | 3.00 acres |