

BARGAIN AND SALE DEED

State of Oregon, County of Klamath
Recorded 12/15/04 3:59 P m
Vol M04 Pg 86000-02
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 #. 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.

/////

/////

/////

BARGAIN AND SALE DEED - 1

31- Rt. Elizabeth OC

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.

In Witness Whereof, the Grantors have executed this instrument this 13 day of December, 2004.

Loyal G. Garboden
Loyal G. Garboden

Elizabeth E. Garboden
Elizabeth E. Garboden

STATE OF OREGON)
) ss.
County of Klamath)

On DEC 13, 2004, Loyal G. Garboden and Elizabeth E. Garboden, personally appeared before me and acknowledged the foregoing to be their voluntary act and deed.

Stephanie Downing
Notary Public for Oregon

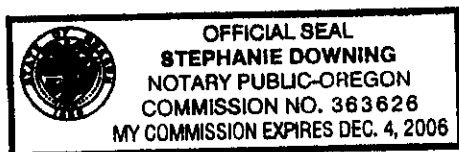


EXHIBIT A

All that portion of Lot 7, Lot 8 and the SW 1/4 SE 1/4 of Section 29, Township 39 South, Range 10 East, Willamette Meridian, more particularly described as follows:

Beginning at the SW corner of Lot 7; thence North 63°42' E. 745 feet; thence N. 47°45' E. 900 feet; thence N. 35°50' E. 493 feet; thence N. 20°51' E. 459 feet; thence N. 20°50' E. 321 feet to a fence; thence East along a fence 175 feet, more or less, to a fence corner; thence South along a fence, 2060 feet, more or less, to the South line of Section 29, at a point 600 feet West of the SE corner of the SW 1/4 SE 1/4; thence West along said Section line, 2057 feet, more or less, to the point of beginning.

SAVING AND EXCEPTING THEREFROM all ditch and canal right-of-ways heretofore deeded to the U.S.

SAVING AND EXCEPTING THEREFROM the following:

Commencing at the Southeast corner of that property described in Vol. 187, page 531 of the Deed Records of Klamath County, Oregon, said point being described as being 600 feet West of the Southeast corner of the SW 1/4 SE 1/4 of Section 29, Township 39 South, Range 10 E.W.M.; thence North 0°08' West, 60.00 feet to a point on the North Boundary of Hill Road for the true point of beginning; thence South 89°52' West, along the North Boundary of Hill Road 470.00 feet; thence North 262.35 feet to the South boundary of the irrigation canal; thence Easterly, along said canal boundary to a ½ inch iron pin located North 0°08' West from the true point of beginning, containing 2.09 acres, more or less.