

After recording, return to:
William M. Ganong
514 Walnut Avenue
Klamath Falls OR 97601

State of Oregon, County of Klamath
Recorded 12/16/04 9:03 a m
Vol M04 Pg 86023-25
Linda Smith, County Clerk
Fee \$ 31⁰⁰ # of Pgs 3

Send Tax Statements to:
Norma B. Johnson, Trustee
Norma B. Johnson Trust
125 N Eldorado Avenue
Klamath Falls OR 97601

BARGAIN AND SALE DEED

Norma B. Johnson, Grantor, conveys to Norma B. Johnson and Benny H. Johnson, Trustees, and their successor Trustee under the terms of the Norma B. Johnson Trust, u/d/a December 14, 2004, the property located in Klamath County, Oregon and more particularly described as:

Parcel No. 1: West 42 feet of Lot 6, Block 18, Fairview Addition No. 2 in Klamath County, Oregon.

Klamath County Assessor's Parcel No. R-3809-029CA-15900

More commonly referred to as: 723 Upham Street
Klamath Falls, Oregon

Parcel No. 2: See Exhibit "A" attached hereto and incorporated herein by this reference.

Klamath County Assessor's Parcel No. R-3809-028CD-11400

More commonly referred to as: 125 N Eldorado Blvd.
Klamath Falls, Oregon

This deed is made for estate planning purposes and no consideration has been paid heretofore.

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.

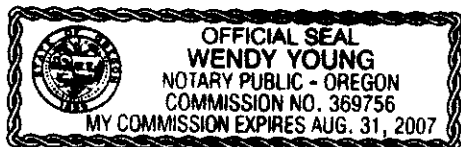
Dated this 14 day of December, 2004.


Norma B. Johnson

86024

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on December
14, 2004 by Norma B. Johnson.



Wendy Young
Notary Public for Oregon
My commission expires: 8-31-2007

EXHIBIT A
LEGAL DESCRIPTION

Lots 2, 3 and 4, Block 4, WILLIAMS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. LESS AND EXCEPT the North 10 feet of Lot 2, Block 4, WILLIAMS ADDITION. ALSO LESS AND EXCEPT the following:

A portion of Lots 2, 3 and 4, in Block 4, WILLIAMS ADDITION to the City of Klamath Falls, Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the East line of Lot 2, Block 4, of said WILLIAMS ADDITION, said point being South 01 degree 36' 00" West, 10.00 feet from the Northeast corner of Lot 2; thence North 88 degrees 44' 52" West, 36.00 feet along a line parallel with and 10 feet Southerly of the North line of said Lot 2; thence South 01 degrees 36' 00" West 109.68 feet along a line parallel with and 36 feet Westerly of the East line of said Block 4, to a point on the South line of Lot 4; thence South 88 degrees 45' 51" East 36.00 feet along said South line to the Southeast corner of Lot 4; thence North 01 degree 36' 00" East 109.67 feet along the East line of said Block 4 to the point of beginning.

LESS AND EXCEPT a portion of Lot 4, Block 4, WILLIAMS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and being more particularly described as follows:

Beginning at a point on the South line of Lot 4, Block 4 of said Williams Addition, said point being North 88 degrees 45' 51" West 36.00 feet from the Southeast corner of Lot 4; thence North 88 degrees 45' 51" West 42.70 feet along said South line of Lot 4; thence North 01 degree 36' 00" East 3.65 feet; thence South 88 degrees 45' 51" East 42.70 feet along a line parallel with and 3.65 feet Northerly of the South line of said Lot 4; thence South 01 degree 36' 00" West 3.65 feet along a line parallel with and 36 feet Westerly of the East line of Lot 4 to the point of beginning.

TOGETHER WITH that certain well agreement between Richard F. Bogatay and Tamara Bogatay, husband and wife; and Gerald V. Breedlove, recorded February 1, 1991 in Book M91 at page 3800, and re-recorded March 15, 1991 in Book M91 at page 4769, Microfilm Records of Klamath County, Oregon.