

NN

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.

05 JAN 19 AM 9:00

Vol M05 Page 03831

Gary S. Hoepfner and Margaret A. Hoepfner, Husband and Wife

Grantor's Name and Address

Gary Scott Hoepfner and Margaret Ann Hoepfner, Trustees

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

James R. Strickland, Attorney  
96 E. Broadway, Suite 3  
Eugene, OR 97401

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Gary Scott Hoepfner and Margaret Ann Hoepfner, Trustees  
970 Sunset Drive  
Springfield, OR 97477

State of Oregon, County of Klamath

Recorded 01/19/05 9:00 a m

Vol M05 Pg 03831-33

Linda Smith, County Clerk

Fee \$ 31.00 # of Pgs 3

## BARGAIN AND SALE DEED - STATUTORY FORM

(INDIVIDUAL GRANTOR)

GARY S. HOEPPNER and MARGARET A. HOEPPNER, Husband and Wife, Grantor,  
conveys to GARY SCOTT HOEPPNER and MARGARET ANN HOEPPNER, Trustees of the Gary  
Scott Hoepfner and Margaret Ann Hoepfner Revocable Living Trust, Grantee,  
the following real property situated in Klamath County, Oregon, to-wit:

See Exhibit A Attached Hereto

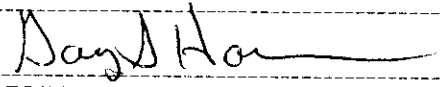
(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

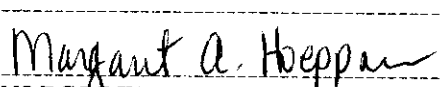
The true consideration for this conveyance is \$ none (Here, comply with the requirements of ORS 93.030.)

DATED

Jan - 3 - 2005

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN  
THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGU-  
LATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON  
ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPRO-  
PRIATE 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.

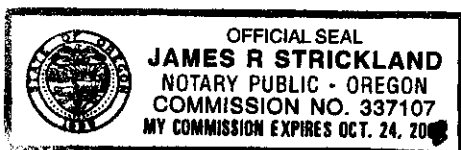
  
GARY S. HOEPPNER

  
MARGARET A. HOEPPNER

STATE OF OREGON, County of Lane

This instrument was acknowledged before me on July 3, 2005

by Gary S. Hoepfner and Margaret A. Hoepfner


  
Notary Public for Oregon

My commission expires

10/24/2008

**EXHIBIT A  
LEGAL DESCRIPTION**

03832

**PARCEL 1:**

A parcel of land lying on the Southwest side of Oregon State Highway 58, situate in the E1/2 NE1/4 NE1/4 of Section 1, Township 24 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows:

Beginning at a point, being a railroad spike set in asphalt along the Southwesterly right of way line of said Highway 58, 40 feet from the centerline thereof, from which the CENE/64 corner of Section 1 bears South 46° 44' 25" West 702.50 feet; thence along said right of way line, South 16° 19' 55" East 331.27 feet to a point, being #5 x 30" steel rod; thence along a line at right angles to said highway, South 73° 40' 05" West 350.00 feet to a point, being a #5 x 30" steel rod; thence along a line parallel to said highway, North 16° 19' 55" West 314.39 feet to a point, being a #5 x 30" steel rod; thence along a line parallel to the Crescent Lake Road, North 74° 00' 56" East 210 feet to a point, being a #5 x 30" aluminum capped steel rod; thence along a line parallel to said Highway 58, North 16° 19' 55" West 19.00 feet to a point, being a #5 x 30" aluminum capped steel rod; thence along a line parallel to said Crescent Lake Road, North 74° 00' 56" East 140.00 feet to the point of beginning. With bearings based on Minor Land Partition 79-145 as filed in the Klamath County Engineer's Office.

Tax Account No. 2406-001AA-00700-000

Key No. 144123

**PARCEL 2:**

A parcel of land lying Southwest of Oregon State Highway 58, situate in the E1/2 NE1/4 NE1/4 of Section 1, Township 24 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows:

Beginning at a point, being the CENE/64 corner of Section 1 and being a 2 1/2" x 32" brass capped steel pipe; thence along the EE/64 line of Section 1, North 00° 03' 56" East 315.22 feet to a point, being a #5 x 30" steel rod; thence along a line parallel to the Crescent Lane Road, North 74° 00' 56" East 187.36 feet to a point, being a #5 x 30" steel rod; thence along a line parallel to said Highway 58, South 16° 19' 55" East 314.39 feet to a point, being a #5 x 30" steel rod; thence along a line at right angles to said highway, North 73° 40' 05" East 350.00 feet to a point, being a #5 x 30" steel rod along the Southwesterly right of way line of said highway and 40 feet from the centerline thereof; thence along said right of way line, South 16° 19' 55" East 30.00 feet to a point, being a 2 1/2" x 32" brass capped steel pipe; thence along a line at right angle to said highway, South 73° 40' 05" West 250.00 feet to a point, being a 1" square x 45" steel rod; thence along a line parallel to said highway, South 16° 19' 55" East 72.92 feet to a point, being a #6 x 75" steel rod along the N/16 line of Section 1;

thence along said N/16 section line, North 89° 11' 45" West 395.63 feet to the point of beginning. With bearings based on Minor Partition 79-145 as filed in the Klamath County Engineer's Office.

Tax Account No. 2406-001AA-00700-00

Key No. 144123

PARCEL 3:

A tract of land situated in the NE1/4 NE1/4 of Section 1, Township 24 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the intersection of the Westerly line of Highway 58 and the South line of the NE1/4 NE1/4 of said section, thence Northwesterly along the Westerly line of Highway No. 58, 150 feet; thence Southwesterly on a line perpendicular to the Westerly right of way line of Highway No. 58, 250 feet; thence Southwesterly on a line parallel to the Westerly line of Highway 58, to the Southerly line of the property first hereinabove described; thence Easterly along the said South line to the point of beginning.

Tax Account No. 2406-001AA-00800-000

Key No. 144141