

State of Oregon, County of Klamath
Recorded 02/22/2005 3:02 p n
Vol M05 Pg 11513-14
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

AFTER RECORDING RETURN TO:

J/C

Jerry M. Molatore
426 Main Street
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO

Gary F. and Lynda J. Harlan
3515 Washburn Way
Klamath Falls OR 97603

BARGAIN AND SALE DEED

GARY F. HARLAN and LYNDA HARLAN Trustees or their Successors in Trust under the HARLAN LOVING® TRUST Dated January 25, 1991, and any amendments thereto, Grantors, convey to GARY F. HARLAN and LYNDA J. HARLAN, Husband and Wife, Grantees, the following described real property located in the County of Klamath, State of Oregon:

See Attached Exhibit A

The true consideration for this conveyance is: None.

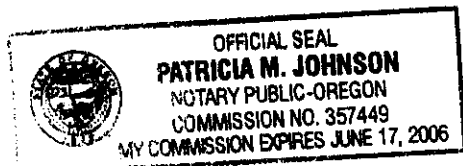
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY USES.

Gary F. Harlan
GARY F. HARLAN, Co-Trustee

Lynda J. Harlan
LYNDA HARLAN, Co-Trustee

STATE OF OREGON)
) ss.
County of Klamath)

The foregoing instrument was acknowledged before me this 25 day of January, 2005, by GARY F. HARLAN and LYNDA J. HARLAN.



Patricia M. Johnson
Notary Public for Oregon
My Commission Expires: 6-17-2006

GRANTORS' NAME AND ADDRESS:

Gary F. Harlan and Lynda J. Harlan
3515 Washburn Way
Klamath Falls OR 97603

GRANTEE'S NAME AND ADDRESS:

Gary F. Harlan and Lynda J. Harlan
3515 Washburn Way
Klamath Falls OR 97603

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EXHIBIT A
BARGAIN AND SALE DEED

Parcel 1:

A parcel of land located in the NW 1/4 SE 1/4 NE 1/4 of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning at a point on the Easterly right of way line of Orindale Road, said point being North 932.00 feet and East 30.00 feet from the Northwest corner of the NE 1/4 SE 1/4 of said Section 12; thence East 435.60 feet; thence North 200.00 feet; thence West 435.60 feet to a point on the Easterly right of way line of Orindale Road; thence South along said right of way line 200.00 feet to the point of beginning.

Parcel 2:

A tract of land situated in the SE 1/4 NE 1/4 of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron rod on the Easterly right of way line of Orindale Road, being the Southwest corner of that tract of land described in N61, page 8479 of the Klamath County Deed Records, and being North 88 degrees 35' 19" East 666.28 feet (North 88 degrees 13' 21" East 666.24 feet by said deed) and South 82 degrees 43' 25" East 25.64 feet from the Northwest corner of the NE 1/4 SE 1/4 of said Section 12; thence South 89 degrees 43' 25" East 435.60 feet to a 5/8 inch iron pin with cap; thence North 88 degrees 13' 21" East 266.17 feet; thence North 89 degrees 46' 39" West 435.60 feet to the Easterly right of way line of said Orindale Road; thence South 88 degrees 13' 21" West 265.76 feet to the point of beginning, with bearings based on Survey No. 3564 as filed in the office of the Klamath County Surveyor.

Parcel 3:

A tract of land situated in the SW 1/4 NW 1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southwest corner of that certain tract of land conveyed to Fremont Glass & Millwork Co., recorded in Volume M-70 at page 1756, Klamath County Deed Records; thence South 02 deg. 02' 15" East along the Easterly right of way line of Washburn Way a distance of 483.76 feet to a 5/8 inch iron pin on the true point of beginning of this description; thence South 00 deg. 02' 15" East along the Easterly right of way line of Washburn Way a distance of 283.76 feet to a 5/8 inch iron pin; thence South 89 deg. 24' 20" East parallel with Laverne Avenue a distance of 171.00 feet; thence North 00 deg. 02' 15" East parallel with Washburn Way a distance of 284.05 feet to a 5/8 inch iron pin; thence North 89 deg. 36' 00" West parallel with the South line of said Fremont Glass & Millwork Co. tract a distance of 175.00 feet to the true point of beginning of this description.

EXCEPTING THEREFROM the North 30 feet deeded to Washburn Enterprises by Deed recorded October 5, 1973 in Volume M73 at Page 13486, Deed Records of Klamath County, Oregon.