

Dixie Sevenikar
P.O. Box 7292
Klamath Falls, OR 97601
 Grantor's Name and Address

Vol M05 Page 12223

State of Oregon, County of Klamath
 Recorded 02/24/2005 2:09 p m
 Vol M05 Pg 12223-4
 Linda Smith, County Clerk
 Fee \$ 26.00 # of Pgs 2

Roy M. Agard
8990 Hwy 97 South
Klamath Falls, OR 97603
 Grantee's Name and Address

After recording, return to (Name, Address, Zip):
Roy M. Agard
8990 Hwy 97 South
Klamath Falls, OR 97603

Until requested otherwise, send all tax statements to:
Roy M. Agard
8990 Hwy 97 South
Klamath Falls, OR 97603

BARGAIN AND SALE DEED

KNOW BY ALL THESE PRESENTS that Dixie Sevenikar, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Roy M. Agard, hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath, County, State of Oregon, described as follows, to-wit:

(SEE ATTACHED EXHIBIT "A")

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.
 The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ -0-

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 24 day of February, 2005; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

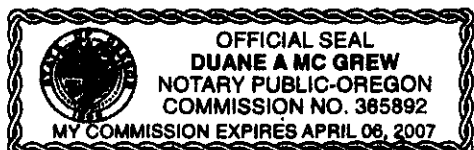
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dixie Sevenikar
 DIXIE SEVENIKAR

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on February 24, 2005,
 by Dixie Sevenikar

This instrument was acknowledged before me on _____, 2005,
 by _____
 as _____
 of _____



Duane A. McGrew
 Notary Public for Oregon
 My commission expires 4/6/2007

26✓

OK Duane A McGrew

EXHIBIT "A"

Part of the W1/2 SE1/4 NE1/4 of Section 32, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point on the South line of the NE1/4 of said Section 32, from which the quarter corner common to Sections 32 and 33 bears North 89 degrees 34 minutes East 882 feet distant; thence running South 89 degrees 34 minutes West a distance of 120 feet to a point; thence North 0 degrees 06 minutes East 1008.65 feet to a point on the Southerly line of the Ashland-Klamath Falls Highway; thence along said Southerly line of the Ashland-Klamath Falls Highway North 72 degrees 21 minutes East to a point thereon which is on a line extending North 0 degrees 06 minutes East from the point of beginning; thence South 0 degrees 06 minutes West to the point of beginning.

Tax Acct. No.: 021 - 3908-32A0-2700 Key No.: 501807