

Dixie Sevenikar

P.O. Box 7292

Klamath Falls, OR 97601

Grantor's Name and Address

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

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State of Oregon, County of Klamath
Recorded 02/24/2005 2:10 p m
Vol M05 Pg 12225-26
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

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

22er & Duane A McGrew

12226

EXHIBIT "A"

All that portion of the NE 1/4 of the SW 1/4 of Section 30, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at the Southwest corner of the NE 1/4 of the SW 1/4 of Section 30, Township 39 South, Range 9 East of the Willamette Meridian; thence North 0 degrees 05' West, 122.1 feet, more or less, to the Southeasterly right of way line of the Southern Pacific Company railroad; thence North 33 degrees 38' East, along said right of way line, a distance of 697.5 feet; thence South 53 degrees 26' East, 357.7 feet, more or less, to the Northwesterly right of way line of the Dalles-California Highway; thence South 36 degrees 34' West, along said highway right of way line, 607.6 feet, more or less, to the South line of said NE 1/4 of the SW 1/4 of said Section 30; thence South 89 degrees 44' West, 305 feet, more or less, to the point of beginning, being a portion of the NE 1/4 SW 1/4 of Section 30, Township 39 South, Range 9 East of the Willamette Meridian.

CODE 164 MAP 3909-3000 TL 1100

RESERVING UNTO THE GRANTORS A LIFE ESTATE IN AND TO THE ABOVE DESCRIBED PROPERTY.