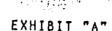
Dixie Sevenikar	12225
P.O. Box 7292	Vol MO5 Page 1222
Klamath Falls, OR 97601	State of Oregon, County of Klamath
Grantor's Name and Address	Recorded 02/24/2005 8:10 p m
Roy M. Agard	Vol M05 Pg / Z Z Z Z - Z (a)
8990 Hwy 97 South	Linda Smith, County Clerk Fee \$ <u> </u>
Klamath Falls, OR 97603	***************************************
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	
Riamath Pans, OK 77005	
BARGAIN AND	SALE DEED
WHOM DV ALL THESE DRESENTS that Divis Secondly an	h anning Gar
KNOW BY ALL THESE PRESENTS that <u>Dixie Sevenikar</u> called grantor, for the consideration hereinafter stated, does hereby grant, bar	gain, sell and convey unto Roy M. Agard
, hereinafter called grantee, and unto grantee's heirs, successors a	and assigns, all of that certain real property, with the tenements,
hereditaments and appurtenances thereunto belonging or in any way appertain Oregon, described as follows, to-wit:	ning, situated in Klamath County, State of
(SEE ATTACHED EXHIBIT "A")	
,	
(IF SPACE INSUFFICIENT, CONTINUTE To Have and to Hold the same unto grantee and grantee's heirs, such	ccessors and assigns forever.
The true and actual consideration paid for this transfer, stated in ter	
this deed shall apply equally to corporations and to individuals.	includes the plural, and all grammatical changes shall be made so that
IN WITNESS WHEREOF, the grantor has executed this instrumen has caused its name to be signed and its seal, if any, affixed by an officer or of the seal of the sea	, , , , , , , , , , , , , , , , , , ,
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.	
STATE OF OREGON, County of Klamath) ss.
This instrument was acknowledged before me	on February 24 , 2005,
by Dixie Seveni Kar	
This instrument was acknowledged before me	on, 2005,
by	,
as	
of	
of	
(\$556666666666666 56)	$\left(\right)$
OFFICIAL SEAL DUANE A MC GREW	Huane (1. Whenew
NOTARY PUBLIC-OREGON (COMMISSION NO. 365892 (COMMISSION EXPIRES APRIL 06, 2007 (COMMIS	Notary Public for Oregon My commission expires
mr Cummoonum Eartheo Arthil Vo. 2007 V	

ger 90 van e A McGrew



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.