

GRANTOR NAME AND ADDRESS
Phillip Megdal

State of Oregon, County of Klamath
Recorded 03/10/2005 8:04 a. m
Vol M05 Pg 15800-01
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

GRANTEE NAME AND ADDRESS
Phillip Megdal, Trustee of the
Phillip Megdal Trust
c/o Megada, Inc.
1631 N. Bristol St., Ste. 312
Santa Ana, CA 92706

AFTER RECORDING RETURN TO
o^c Neal G. Buchanan
435 Oak Ave.
Klamath Falls, OR 97601
SEND TAX STATEMENTS TO
Grantee

BARGAIN AND SALE DEED - STATUTORY FORM

PHILLIP MEGDAL, Grantor, conveys to PHILLIP MEGDAL, Trustee of the Phillip Megdal Trust, Grantee, the following described real property situated in Klamath County, Oregon, to-wit:

See the attached Exhibit "A" Legal Description

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND 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.

The true and actual consideration for this conveyance stated in terms of dollars is \$-0-. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, being for estate planning purposes.

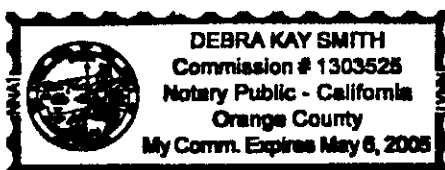
DATED this 29 day of Nov., 2004.


PHILLIP MEGDAL

STATE OF CALIFORNIA, County of Orange) ss.

On 29 Nov 2004 before me, Debra Kay Smith, a Notary Public in and for said County and State, personally appeared Phillip Megdal, personally known to me (~~or proved to me on the basis of satisfactory evidence~~) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacities, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.




Notary Public In and For Said
County and State

EXHIBIT "A"
LEGAL DESCRIPTION

15801

PARCEL 1

A parcel of land situate in the NE1/4 SE1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron axle which lies South 89 degrees 51' West a distance of 30 feet and South 1° 14' East a distance of 42.05 feet from the quarter corner common to Sections 2 and 3, Township 39 South, Range 9, East of the Willamette Meridian, and which iron axle is in the Southerly right of way line of the Dalles-California Highway 40 feet South of the centerline thereof, and 30 feet West of the Section line common to Sections 2 and 3, Township 39 South, Range 9 East of the Willamette Meridian; thence South 89° 14' West along the Southerly right of way line of said highway, running parallel to and 40 feet distance from the center line of said highway a distance of 150 feet to the point of beginning; thence continuing South 89° 14' West a distance of 100 feet; thence South 1° 14' East a distance of 150 feet; thence North 89° 14' East a distance of 100 feet; thence North 1° 14' West a distance of 150 feet to the point of beginning.

LESS portion thereof conveyed to State Highway Commission for road purposes by Deed Volume 190 at page 295, Records of Klamath County, Oregon.

PARCEL 2

A parcel of land lying in the Northeast quarter of Southeast quarter of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows:

Beginning at a point which is South 55.03 feet and South 89° 14' West 280 feet from the quarter section corner common to Sections 2 and 3, Township 39 South, Range 9 East of the Willamette Meridian, said point also being 53 feet South of (when measured at right angles to) the relocated center line of the Klamath Falls-Malin Highway; thence continuing South 89° 14' West a distance of 25.0 feet; thence South 0° 30' 30" East 137 feet; North 89° 58' 30" East 25.0 feet; thence North 0° 30' 30" West 137 feet to the point of beginning.

SAVING AND EXCEPTING from said parcel the Westerly 7 longitudinal feet thereof.

Tax Account No: 3909-003DA-00300-000
Tax Account No: 3909-003DA-00400-000

Key No: 528389
Key No: 528398