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NA

BARGAIN AND SALE DEED

Vol M05 Page 22653

KNOW ALL MEN BY THESE PRESENTS, That Warren Woodard and Ardyce Woodard

, hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Paul H. Fairclo and Ann S. Fairclo  
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 anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

All interest acquired in that certain Quitclaim Deed from United States of America recorded in M-88 on page 18020, records of Klamath County, Oregon, contained in the following described parcel:

A tract of land situated in the NE¼NE¼ (Government Lot 11) of Section 31, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows:

Beginning at an iron pin located South 276.5 feet from the Northeast corner of said Section 31, said point being on the Southerly boundary of the County Road; thence South 311.9 feet to an iron pin; thence S. 69°30' W. 294.9 feet to an iron pin on the Easterly boundary of the county road; thence Northerly and Easterly following the Easterly and Southerly boundary of said County Road to the point of beginning.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ to clear title.

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

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

In Witness Whereof, the grantor has executed this instrument this 31st day of May, 1995, if a corporate grantor, it has caused its name to be signed and its seal 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.

Warren Woodard

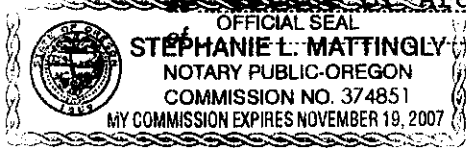
Ardyce R. Woodard

as personal representative

STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on May 19, 1995, by Warren Woodard and Ardyce R. Woodard

This instrument was acknowledged before me on March 31, 192005, by Bonnie A. Lam as personal representative of the estate of Ardyce Woodard



Stephanie L. Mattingly

Notary Public for Oregon

My commission expires November 19, 2007

Warren and Ardyce Woodard

Grantor's Name and Address

Paul Fairclo and Ann Fairclo

Grantee's Name and Address

After recording return to (Name, Address, Zip):

Ann S. Fairclo

Until requested otherwise send all tax statements to (Name, Address, Zip):

Ann S. Fairclo

State of Oregon, County of Klamath  
Recorded 04/01/2005 2:50 PM  
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Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

NAME

TITLE

By Deputy

2/ Justin Throne