

05 APR 11 AM 11:52



EVELYN O. ROLISON

Vol M05 Page 24804

Grantor's Name and Address
ROLAND & BETTY KIEPKE

Grantee's Name and Address

After recording, return to (Name, Address, Zip):
WESTERN TITLE & ESCROW COMPANY
PO BOX 2879
La Pine, OR 97739

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

State of Oregon, County of Klamath
Recorded 04/11/2005 11:52 a.m.
Vol M05 Pg 24804-05
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2 Deputy.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that EVELYN O. ROLISON, AN INDIVIDUAL

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto ROLAND E. KIEPKE and BETTY M. KIEPKE, Husband and Wife
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 \$ FULLFILLMENT OF CONTRACT
actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☒ the whole (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

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 on MARCH 30 2004; 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.

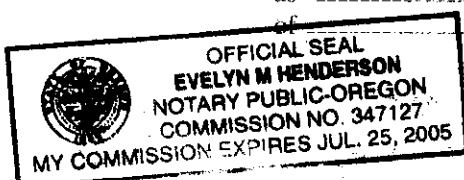
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO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

Evelyn O. Rolison
EVELYN O. ROLISON

STATE OF OREGON, County of DESCHUTES

This instrument was acknowledged before me on MARCH 30 2004
by EVELYN O. ROLISON

This instrument was acknowledged before me on _____
by _____
as _____



Andrew M. Henderson
Notary Public for Oregon
My commission expires 7-25-05

26F

Exhibit "A"

Real property in the County of Klamath, State of Oregon, described as follows:

Parcel 1:

A parcel of land being a portion of the SE 1/4 SW 1/4 of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point on the East boundary of the right of way of The Dalles-California Highway, said point being marked by a 1/2 inch iron rod, said point being further located North 732 feet and East 1331 feet from the Southwest corner of Section 30, Township 24 S., R. 9 E. W. M., thence North 30° 30' East 16.89 feet; thence on a curve to the right, said curve having a radius of 2814.8 feet for a distance of 140.7 feet (the long chord of said curve having a bearing of North 31°17' East and a length of 140.70 feet), along the Easterly boundary of said highway right of way; thence South 57°12' East 57.67 feet to a point marked by an iron rod; thence South 30°22' West 152.56 feet to a point marked by an iron rod; thence North 62°04' West 59.96 feet to the point of beginning.

Parcel 2:

A tract of land located in the SE 1/4 SW 1/4 of Section 30, Township 24 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Westerly right of way of the Old County Road from which the Southwest one-sixteenth corner of said Section 30 bears North 15°59'41" West, 691.11 feet; thence North 56°20'31" West, 98.48 feet to the true point of beginning; thence North 56°20'31" West, 32.34 feet; thence North 30°22'04" West, 152.56 feet; thence South 57°11'30" East, 37.77 feet; thence South 32°25'25" West, 152.90 feet to the true point of beginning of this description.

EXCEPTING THEREFROM that portion conveyed by R. B. Berni and Clara L. Berni, husband and wife, to the State of Oregon by and through its State Highway Commission by deed dated February 3, 1943, recorded February 11, 1943, Volume 153 page 54, records of Klamath County, Oregon.

Tax Parcel Number: 154683