

PR 13 AM 9:00

First Party's Name and address:

Joyce L. Emerson, Claiming Successor  
437 Jacobson Road  
Sand Point, Idaho 83864

Second Party's Name and address:

Karen McKinney  
9505 Hill Road  
Klamath Falls, OR 97603

After recording return to:

Karen McKinney  
9505 Hill Road  
Klamath Falls, Or 97603

State of Oregon, County of Klamath  
Recorded 04/13/2005 9:00 a. m  
Vol M05 Pg 25413-14  
Linda Smith, County Clerk  
Fee \$ 26<sup>00</sup> # of Pgs 2

Until requested otherwise, send all  
tax statements to:

Karen McKinney  
9505 Hill Road  
Klamath Falls, OR 97603

**BARGAIN AND SALE DEED**

**THIS INDENTURE** Made this \_\_\_\_\_ day of March, 2005 by and between JOYCE L. EMERSON, the duly appointed, qualified and acting claiming successor of the estate of DOROTHY ELIZABETH JOHNSON, deceased, hereinafter called the first party and KAREN MCKINNEY, hereinafter called the second party; **WITNESSETH**

For value received and the consideration hereinafter stated, the receipt of whereof hereby is acknowledged, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the second party and second party's heirs, successors-in-interest and assigns all the estate, right and interest of the deceased at the time of decedent's death, and all the right, title and interest that the estate of the deceased by operation of the law or otherwise may have thereafter acquired in that certain real property situated in the County of Klamath, State of Oregon, described as follows: to-wit:

All that portion of Lot 8, Section 29, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at the Southeast corner of that property described in Volume 187 at Page 531, Deed Records of Klamath County, Oregon, said point being described as being 600 feet West of the Southeast corner of the SW 1/4 SE 1/4 of Section 29, Township 39 South, Range 10 East of the Willamette Meridian; thence North 0° 08' West, 60.00 feet to a point on the North boundary of Hill Road for the true point of beginning; thence South 89° 52' West, along the North boundary of Hill Road 470.00 feet; thence North 262.35 feet to the South boundary of the irrigation canal; thence Easterly along said canal boundary to a 1/2 inch iron pin located North 0° 08' West from the true point of beginning; thence South 0° 08' East, 228.35 feet to the true point of beginning.

1 Bargain and Sale Deed

Rt: Gary Hedlund

26 ✓

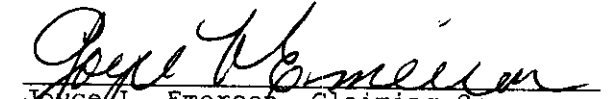
25414

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 \$\_\_\_\_\_.

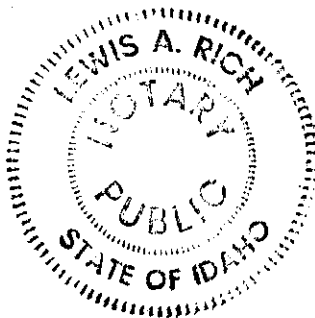
In Witness Whereof, the grantor has executed this instrument this \_\_\_\_\_ day of March, 2005.

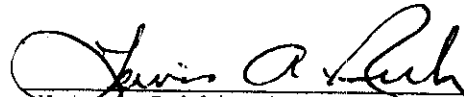
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING TO VERIFY APPROVED USES.

  
Joyce L. Emerson, Claiming Successor  
of the Estate of Dorothy Elizabeth  
Johnson, Deceased.

STATE OF IDAHO       )  
                              ) ss.  
County of Bonneville

This instrument was acknowledged before me this \_\_\_\_\_ day of March, 2005 by Joyce L. Emerson, Claiming Successor of the Estate of Dorothy Elizabeth Johnson, Deceased.



  
Notary Public for Idaho  
My commission expires: 9-16-2005