

'05 APR 13 AM 9:00

Vol M05 Page 25415

First Party's Name and address:

Joyce L. Emerson,
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

Until requested otherwise, send all
tax statements 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 25415-16
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

BARGAIN AND SALE DEED

THIS INDENTURE Made this _____ day of March, 2005 by and between JOYCE L. EMERSON, 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

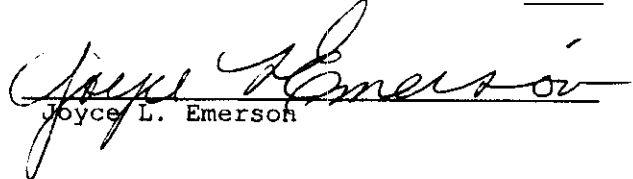
264
Rt: Gary Hedlund

25416

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 \$ _____.

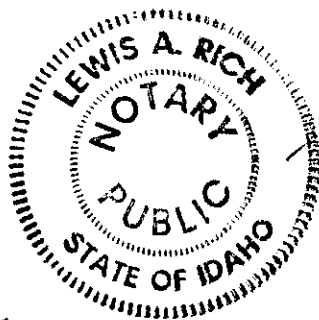
In Witness Whereof, the grantor has executed this instrument this _____ day of March, 2005.

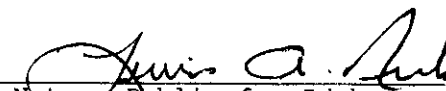

Joyce L. Emerson

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.

STATE OF IDAHO)
County of Bonneville) ss.

This instrument was acknowledged before me this 5th day of April, 2005 by Joyce L. Emerson. ✓




Notary Public for Idaho
My commission expires: