

1st 515000
BARGAIN AND SALE DEED

JIM WINTER, Grantor, conveys to RAMONA PATRICELLI, Grantee, any and all interest Grantor may have in the following described real property situated in Klamath County, State of Oregon:

SEE EXHIBIT "A" ATTACHED.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those show below, if any:

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.

The true and actual consideration for this transfer is other value promised or given.

Unless a change is requested, all tax statements shall be sent to above named Grantee at the following address:

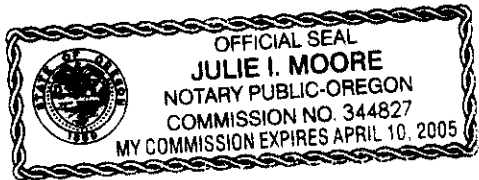
DATED this 4th day of February, 2005.

Jim Winter
JIM WINTER

STATE OF OREGON)
County of Clackamas) ss.

State of Oregon, County of Klamath
Recorded 04/15/2005 11:40 A.m.
Vol M05 Pg 26300-301
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 2

On this 4th day of February, 2005, personally appeared the above named JIM WINTER and acknowledged the foregoing instrument to be his voluntary act and deed.



Julie I. Moore
NOTARY PUBLIC FOR OREGON

RECORD AND RETURN TO:

MERRILL & O'SULLIVAN, LLP

ATTORNEYS AT LAW
1070 NW BOND ST., SUITE 303
BEND, OR 97701

217

EXHIBIT "A"
LEGAL DESCRIPTION

In Township 23 South, Range 10 East of the Willamette Meridian,
Klamath County, Oregon:

Section 16:

A portion of the N1/2 NW1/4 SW1/4 of Section 16, more
particularly described as follows:

Beginning at the Northeast corner of the N1/2 NW1/4 SW1/4 of
said Section; thence South along the East line of the N1/2
NW1/4 SW1/4, 417.50 feet to the true point of beginning;
thence West parallel with the North line of the N1/2 NW1/4
SW1/4, 417.50 feet; thence due South parallel with the East
line to the intersection of the South line of the N1/2 NW1/4
SW1/4; thence East along the South line of the N1/2 NW1/4
SW1/4, 417.50 feet to the Southeast corner of the N1/2 NW1/4
SW1/4; thence North along the East line of the N1/2 NW1/4
SW1/4 to the true point of beginning.

EXCEPTING THEREFROM the East 30 feet reserved for roadway purposes.