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**After Recording Return To:**

**Paul Lepari**  
4454 Pioneer Road  
Medford, OR 97501

State of Oregon, County of Klamath  
Recorded 04/25/2005 3:15 P.m.  
Vol M05 Pg 29028-29  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

**Send Tax Statements To:**

Paul Lepari  
610 N. 11th Street  
Klamath Falls OR 97601

**BARGAIN AND SALE DEED**

(ORS 93.860)

**Larry Sowell and Lonnie Jacobs, Grantor, conveys to Paul Lepari, an estate in fee simple, Grantee, the following described real property:**

Situs address as disclosed by Klamath County tax roll:

610 N. 11th Street Klamath Falls OR 97601

**See Exhibit 'A' attached hereto and by reference made a part hereof.**

**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.**

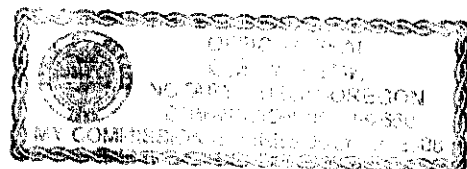
**THIS DEED IS BEING RECORDED TO RELEASE ANY AND ALL INTEREST OF THE UNDERSIGNED PARTIES FROM A PREVIOUSLY RECORDED LAND SALES CONTRACT RECORDED ON JANUARY 19, 2005**

The true consideration for this conveyance is \$0.00.

Dated this 16<sup>th</sup> day of February, 2005.

Larry Sowell  
LARRY SOWELL

Lonnie Jacobs  
LONNIE JACOBS



State of Or, County of Jackson )ss.

This instrument was acknowledged before me on 2/16, 2005  
by LARRY SOWELL AND LONNIE JACOBS.

[Signature]  
Notary Public

My commission expires: 7/12/08

2600  
4/27

**EXHIBIT 'A'**

Legal Description:

Lots 1 and 2 in Block 61, Nichols Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, except any portion of the "A" Canal deeded to United States of America by the Klamath Canal Co.