

05 JUN 10 PM 2:56

Vol M05 Page 43415

State of Oregon, County of Klamath  
Recorded 06/10/05 2:56 p.m.  
Vol M05 Pg 43415-17  
Linda Smith, County Clerk  
Fee \$ 31.00 # of Pgs 3

Aspen Title & Escrow  
**AFFIANT'S BARGAIN AND SALE DEED**

Recording requested by and when  
recorded return to:

Aspen Title & Escrow  
525 Main Street  
Klamath Falls, OR 97601

Unless a change is requested,  
all tax statements shall be sent to:

Eleanor I. Pope  
20564 Dorchester East  
Bend, OR 97702

The true consideration for this transfer is other than money.

ELEANOR I. POPE, Affiant under the Affidavit of Claiming Successor of Intestate  
Estate for the Small Estate of STEPHEN FREDRIC POPE, deceased, filed May 31, 2005, under  
Deschutes County Circuit Court Case No. 05-PS-500059ST, Grantor, conveys to ELEANOR I.  
POPE, Grantee, the following described real property:

A parcel of land located in the SW 1/4 NW 1/4 of Section 10, Township 39  
South, Range 10 East of the Willamette Meridian, Klamath County, Oregon,  
more particularly described as follows:

Beginning at the Northeast corner of the SW 1/4 NW 1/4 of Section 10,  
Township 39 South, Range 10 East of the Willamette Meridian; thence  
South along the East line of the said SW 1/4 NW 1/4, 702.87 feet; thence  
West 283.62 feet to a point which is located East 180.00 feet and South  
59.52 feet from the Southeast corner of a parcel of land described in Deed  
Volume M-69 at Page 9174 and recorded at the County Clerk's Office in  
Klamath Falls, Oregon; thence North 668.53 feet; thence West 528.03 feet;  
thence North 28° 22' 10" West 39.03 feet to a point on the North line of the  
said SW 1/4 NW 1/4; thence East along the said North line 830.20 feet,  
more or less, to the point of beginning.

**SPECIAL EXCEPTIONS:**

1. The subject property lies within the boundaries of the Fire Patrol District  
and is subject to the levies and assessments thereof.
2. Lack of a right of access to and from said land. The property herein

3100\*

described does not appear, of record, to have access to a public street or way.

3. The rights of the public in and to that portion of the herein described property lying within the limits of roads and highways.
4. An easement created by instrument, including the terms and provisions thereof,  
 Dated: July 19, 1958  
 Recorded: July 31, 1958  
 Book: 301  
 Page: 220  
 In favor of: The California Oregon Power Company, a California Corporation  
 For: Transmission and distribution of electricity
5. An easement created by instrument, including the terms and provisions thereof,  
 Dated: July 17, 1960  
 Recorded: July 21, 1960  
 Book: 322  
 Page: 167  
 In favor of: The California Oregon Power Company, a California Corporation  
 For: Transmission and distribution of electricity

Code: 052 Map 3910-010BC TL 00100 KEY #595948

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.

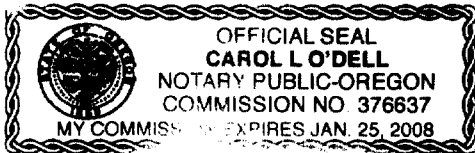
DATED this 8 day of June, 2005.

  
 ELEANOR I. POPE

43417

STATE OF OREGON            )  
                                      : ss  
County of Deschutes        )

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of June, 2005, by Eleanor I. Pope.



Carol L O'Dell  
Notary Public for Oregon  
My Commission Expires: Jan. 25, 2008

As the heirs of Stephen Fredric Pope, I hereby enter into this conveyance and understand that the property conveyed hereunder, or the proceeds therefrom, may become a part of the estate of Stephen Fredric Pope within the time period described under ORS 114.555, and that I may be personally answerable and accountable: (a) to the extent of the value of the property received, to creditors of the estate to the extent such creditors are entitled to payment; and (b) to any personal representative of the estate of Stephen Fredric Pope so thereafter appointed.

Eleanor I. Pope  
ELEANOR I. POPE