

Information Required by Statute:

Type of Instrument: **BARGAIN AND SALE DEED**

Grantors: **DENNIS C.W. SMITH, Co-Conservator and GINA LEE SMITH, Co-Conservator of the MORGAN W. SMITH CONSERVATORSHIP**

Grantee: **MORGAN W. SMITH**

True and Actual Consideration: There is no monetary consideration for this conveyance. Actual consideration is compliance with an Order Approving Sixth Annual and Final Accounting and Directing Conveyance of Assets dated the 25<sup>th</sup> day of August, 2005, Circuit Court, State of Oregon, County of Jackson, Case No. 99-345-G7.

Until a change is requested,  
all tax statements shall be sent to:  
Morgan W. Smith  
17515 Highway 62  
Eagle Point, OR 97524

After recording return to:  
William H. Fowler  
Fowler & McNair, LLP  
Attorneys at Law  
P.O. Box 1746  
Medford, OR 97501

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**BARGAIN AND SALE DEED**

**DENNIS C.W. SMITH, Co-Conservator and GINA LEE SMITH, Co-Conservator of the MORGAN W. SMITH CONSERVATORSHIP**, Grantors, convey to MORGAN W. SMITH, Grantee that certain real property located at the common street address of 25835 Petersteiner Road, Klamath County, Bonanza, OR 97623 the legal description of which is:

- ✓ The E1/2 SW1/4, Government Lots 3 and 4, Section 30, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, and SE1/4 of Section 25, Township 37 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon.

ALSO a parcel of land situate in the S1/2 SE1/4 of Section 30, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the NW corner of the S1/2 SE1/4 of Section 30, thence South

00 degrees 11' 15" East along the West line of said S1/2 SE1/4, 1221.23 feet; thence leaving said West line, North 45 degrees 32' 28" East 39.08 feet to the point of curvature of a curve to the left; thence along the arc of a 170.00 feet radius curve concave to the North (delta = 44 degrees 28' 07") a distance of 131.94 feet (long chord = North 23 degrees 18' 35" East 128.65 feet), thence generally along a fence line, North 01 degrees 04' 31" East 1076.01 feet to a point on the North line of the S1/2 SE1/4 of said Section 30; thence leaving said fence line South 89 degrees 56' 16" West along said North line, 103.00 feet to the point of beginning.

SAVING AND EXCEPTING a parcel of land situate in the SE1/4 SW1/4 of Section 30, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follow:

Beginning at the South quarter corner of Section 30, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, said corner being the quarter corner common to Sections 30 and 31 of said Township and Range, thence North 89 degrees 59' 16" West along the South line of said Section 30, a distance of 166.00 feet; thence leaving the South line of said Section 30, and along the arc of a 170.00 feet radius curve concave to the North (delta = 44 degrees 28' 06") a distance of 131.94 feet (long chord = North 67 degrees 46' 41" East 128.65 feet); thence leaving said curve, North 45 degrees 32' 38" East a distance of 65.30 feet to a point on the East line SE1/4 SW1/4 of said Section 30; thence South 00 degrees 11' 15" East along said East line 94.45 feet to a point of beginning.

There is no monetary consideration for this conveyance. Actual consideration is compliance with an Order Approving Sixth Annual and Final Accounting and Directing Conveyance of Assets dated the 25<sup>th</sup> day of August, 2005, Circuit Court, State of Oregon, County of Jackson, Case No. 99-345-G7.

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

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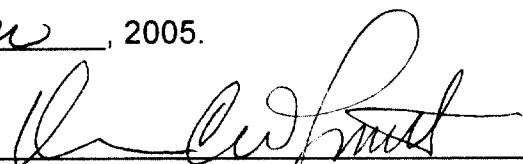
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DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS  
ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN  
ORS 30.930.

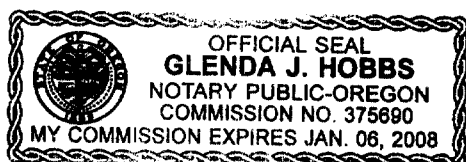
Dated this 11 day of October, 2005.

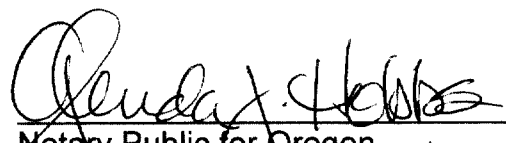
  
Dennis C.W. Smith, Co-Conservator of the  
Morgan W. Smith Conservatorship

  
Gina Lee Smith, Co-Conservator of the  
Morgan W. Smith Conservatorship

STATE OF OREGON       )  
                                  ) ss.  
County of Jackson       )

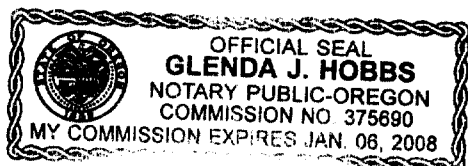
On this 11 day of October, 2005, before me personally appeared  
the above named DENNIS C.W. SMITH, who is personally known by me, and  
acknowledged the foregoing instrument to be her free and voluntary act.

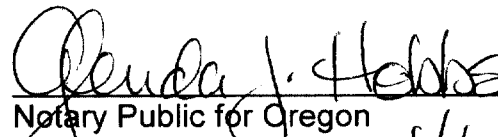


  
Notary Public for Oregon  
My Commission Expires: 1/6/08

STATE OF OREGON       )  
                                  ) ss.  
County of Jackson       )

On this 11 day of October, 2005, before me personally appeared  
the above named GINA LEE SMITH, who is personally known by me, and  
acknowledged the foregoing instrument to be her free and voluntary act.



  
Notary Public for Oregon  
My Commission Expires: 1/6/08