

M05-67488

Klamath County, Oregon

10/26/2005 09:09:36 AM

Pages 2 Fee: \$26.00

AFTER RECORDING RETURN TO:

Q
Jerry M. Molatore
426 Main Street
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO

Jerry M. Molatore
2325 Loma Linda Drive
Klamath Falls, OR 97601

BARGAIN AND SALE DEED

THOMAS L. MOLATORE and JERRY M. MOLATORE, Grantor, conveys to THOMAS L. MOLATORE and JERRY M. MOLATORE as Tenants in Common, Grantee, the following described real property:

See Attached Exhibit A

The true consideration for this conveyance is : NONE.

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 USES.

Thomas L. Molatore

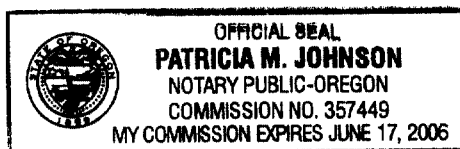
THOMAS L. MOLATORE

Jerry M. Molatore

JERRY M. MOLATORE

STATE OF OREGON)
) ss.
County of Klamath)

The foregoing instrument was acknowledged before me this 29 day of August, 2005, by THOMAS L. MOLATORE.

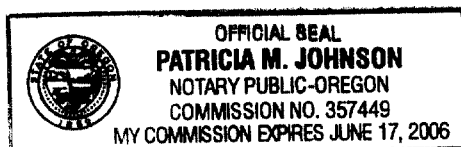


Patricia M. Johnson

Notary Public for Oregon

My Commission Expires: 6-17-2006

The foregoing instrument was acknowledged before me this 29 day of August, 2005, by JERRY M. MOLATORE.



Patricia M. Johnson

Notary Public for Oregon

My Commission Expires: 6-17-2006

GRANTOR'S NAME AND ADDRESS:

Thomas L. Molatore and
Jerry M. Molatore
2325 Loma Linda Drive
Klamath Falls, OR 97601

GRANTEE'S AND ADDRESS:

Thomas L. Molatore and
Jerry M. Molatore
2325 Loma Linda Drive
Klamath Falls, OR 97601

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EXHIBIT A

SW 1/4 of Section 21, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying Westerly of the Easterly right of way line of the U.S.B.R. C-4-E-1 Lateral.

EXCEPTING THEREFROM that portion lying Southwesterly of the C-4-E Lateral.

ALSO EXCEPTING THEREFROM that portion of said SW 1/4 within the rights of way of the U.S.B.R. C-4-E Lateral, the C-4-E-1 Lateral and the 1-N Drain and Tingley Lane a county road.

ALSO EXCEPTING THEREFROM a tract of land situated in the S 1/2SW 1/4 of Section 21, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a point on the Easterly right of way of the U.S.B.R. C-4-E Lateral and the South line of said Section 21, said point being North 88°04'48" East 849.39 feet from the Southwest corner of said Section 21; thence Northerly along the Easterly right of way of said lateral the following courses: North 28°15' West 133.37 feet, along the arc of a curve to the right (radius = 118.24 feet) 48.84 feet, North 04°35' West 438.30 feet, along the arc of a curve to the left (radius = 169.24 feet) 113.05 feet, North 43°05' West 181.79 feet; thence leaving said right of way, East 1191.46 feet to the Westerly right of way of the U.S.B.R. 1-N Drain; thence Southerly along said right of way, the following courses: South 04°04' East 318.00 feet, South 09°32' East, 326.46 feet, South 10°02' East, 164.45 feet to the South line of said Section 21; thence South 88°04'48" West 1016.46 feet to the point of beginning, with bearings based on Survey No. 1681 as recorded in the Klamath County Surveyor's Office.

ALSO EXCEPTING THEREFROM: A tract of land situated in the SW1/4 of Section 21, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a point on the West line of said SW 1/4, said point being North 00°08'31" East 1517.47 feet from the Southwest corner of said Section 21; thence South 86°28'34" East 1689.90 feet to the Westerly right of way line of the U.S.B.R. 1-N Drain; thence Southerly along said Westerly right of way line, South 26°36' East 78.00 feet and South 04°04' East 481.48 feet to the Northeast corner of property in Deed Volume M-78 on page 18543, Microfilm records of Klamath County, Oregon, thence West, along the North line of said Deed Volume 1191.46 feet to the Easterly right of way line of the Klamath Irrigation District C-4-E lateral; thence Northerly along said Easterly lateral right of way line, North 43°05' West 725.11 feet, along the arc of a curve to the left (radius = 597.96 feet, central angle = 06°00') 62.62 feet, North 49°05' West 31.87 feet to the West line of the SW 1/4 of said Section 21; thence North 00°08'31" East 60.00 feet to the point of beginning.