

After Recording Return to:

HARVEY JOHNSON and SHANNON JOHNSON

M05-67702

Klamath County, Oregon

10/28/2005 11:11:31 AM

Pages 1 Fee: \$21.00

Until a change is requested all tax statements
shall be sent to the address shown above.

BARGAIN AND SALE DEED

ATE - 58934

KNOW ALL MEN BY THESE PRESENTS, That BMRMG 401(k) PLAN, LLC, and ANDREW A. PATTERSON, TRUSTEE OF THE WMGPS TRUST, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto HARVEY JOHNSON and SHANNON JOHNSON, husband and wife, hereinafter called Grantees, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of KLAMATH, State of Oregon, described as follows, to-wit:

The N 1/2 of Lot 7, Block 6, PLEASANT VIEW TRACTS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

EXCEPTION there from any portion lying within the right of way of Gary Street

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
The true and actual consideration paid for this transfer, stated in terms of dollars, is to convey title.
(here comply with the requirements of ORS 93.930)

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.

In Witness Whereof, the grantor has executed this instrument April 21, 2004; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

BMRMG 401(k) PLAN, LLC

By: ANDREW A. PATTERSON, Managing Member

WMGPS TRUST

By: ANDREW A. PATTERSON, Trustee

STATE OF OREGON,)

) ss.

County of Klamath)

The foregoing instrument was acknowledged before me this
23rd day of April, 2004, by Andrew A. Patterson as
Managing Member of BMRMG 401(k) Plan, LLC.

Marlene T. Addington
Notary Public for Oregon

(SEAL)

My commission expires: March 22, 2005

BARGAIN AND SALE DEED

BMRMG 401(k) PLAN, LLC and WMGPS TRUST, as
grantor
and

HARVEY JOHNSON and SHANNON JOHNSON, as grantee

STATE OF OREGON, County of Klamath ss.

The foregoing instrument was acknowledged before me this 23rd day
of April, 2004, by Andrew A. Patterson as Trustee of the WMGPS
Trust.

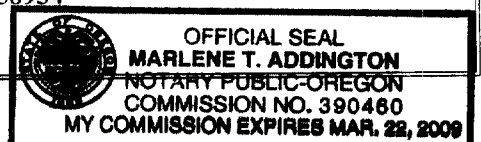
Marlene T. Addington
Notary Public for Oregon

(SEAL)

My commission expires: March 22, 2005

(If executed by a corporation,
affix corporate seal)

This document is recorded at the request of:
Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601
Order No.: 00058934



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