

M05-68166

Klamath County, Oregon

11/02/2005 03:50:16 PM

Pages 3 Fee: \$31.00

CORRECTION
BARGAIN
AND SALE DEED

1st 686591

Grantor's Name and Address: Fred T. Owen and Barbara L. Owen 8787 John Day Drive Gold Hill, OR 97525	Grantee's Name and Address: F.B. Owen, Inc. 8787 John Day Drive Gold Hill, OR 97525
Until a Change is Requested send all tax statements to: F.B. Owen, Inc. 8787 John Day Drive Gold Hill, OR 97525	After Recording Return To: STARK AND HAMMACK, P.C. 201 West Main Street, Suite 1B Medford, OR 97501

KNOW ALL MEN BY THESE PRESENTS that the undersigned Fred T. Owen and Barbara L. Owen, Grantors, hereby grant, bargain, sell, and convey unto F.B. Owen, Inc., an Oregon corporation, Grantee, all their right, title and interest in the property described on Exhibit "A", which is attached hereto and by this reference incorporated herein.

This is a CORRECTION BARGAIN AND SALE DEED for that certain Bargain and Sale Deed recorded as Volume M05, Page 52394, Official Records of Klamath County, Oregon, in that the original Deed recorded July 11, 2005, did not contain a correct property description which has been corrected and is attached hereto as Exhibit "A".

The true and actual consideration paid for this transfer is \$1,700,000.00.

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 Grantors have executed this instrument effective the 5th day of July, 2005.

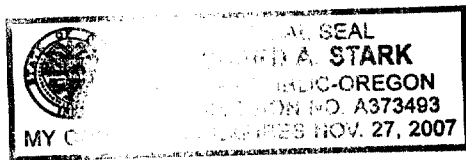

FRED T. OWEN


BARBARA L. OWEN

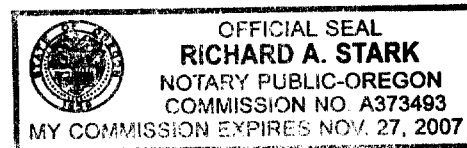
31F

STATE OF OREGON)
)ss.
County of Jackson)

This instrument was acknowledged before me this 26th day of October, 2005, by Fred T. Owen and acknowledge the above instrument to be his voluntary act and deed.



Richard A. Stark
Notary Public for Oregon
My Commission Expires: 11-27-07



STATE OF OREGON)
)ss.
County of Jackson)

This instrument was acknowledged before me this 26th day of October, 2005, by Barbara L. Owen and acknowledge the above instrument to be her voluntary act and deed.



Diana L. Fellows
Notary Public for Oregon
My Commission Expires: 10-08-2007

Homedale Terrace Subdivision
ACE JOB No: 1988-03
October 26, 2005

Description on Plat

TRACT 1407 – HOMEDALE TERRACE SUBDIVISION, SITUATED IN THE NE¼ SE¼ AND SE¼ SE¼ SECTION 35, TOWNSHIP 38 SOUTH, RANGE 09 EAST OF THE WILLAMETTE MERIDIAN KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON PIN LOCATED ON THE EASTERLY LINE OF HOMEDALE ROAD, FROM WHICH THE SOUTHWEST CORNER OF LOT 70, FAIR ACRES SUBDIVISION NUMBER 1 BEARS SOUTH 89°50'10" WEST 5.00 FEET; THENCE ALONG SAID EASTERLY LINE NORTH 00°06'40" WEST 329.37 FEET FROM WHICH A 5/8 INCH IRON REFERENCE PIN IS SOUTH 00°06'40" EAST 2.00 FEET; THENCE LEAVING SAID EASTERLY LINE NORTH 80°22'17" EAST 53.09 FEET; THENCE 70°16'35" EAST 63.31 FEET; THENCE NORTH 89°52'19" EAST 167.99 FEET; THENCE NORTH 00°07'41" WEST 30.00 FEET; THENCE NORTH 42°21'54" EAST 188.65 FEET; THENCE NORTH 00°05'25" WEST 130.00 FEET; THENCE NORTH 89°54'35" EAST 250.00 FEET; THENCE SOUTH 00°01'42" EAST 328.94 FEET; THENCE NORTH 89°52'36" EAST 132.40 FEET; THENCE SOUTH 00°01'42" 328.87 FEET; THENCE SOUTH 89°50'10" WEST 788.87 FEET TO THE POINT OF BEGINNING; CONTAINING 8.38 ACRES, MORE OR LESS, WITH BEARINGS BASED ON KLAMATH COUNTY SURVEY 6428.