

After Recording Return to:

MORAN FAMILY TRUST11348 Losenda Lane
El Cajon, CA 92025Until a change is requested all tax statements
shall be sent to the following address:**MORAN FAMILY TRUST****SAME AS ABOVE****M06-00067**

Klamath County, Oregon

01/03/2006 03:24:19 PM

Pages 1 Fee: \$21.00

ATE: 62711 AF

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That LINDA P. VALLES AND NANCY P. MORAN, TRUSTEES OF THE PACKARD FAMILY TRUST, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto MICHAEL J. MORAN AND NANCY K. MORAN, TRUSTEES OF THE MORAN FAMILY TRUST, hereinafter called grantee, 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:

Lot 19, Tract No. 1314, PINE RIDGE RANCHES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 118 MAP 3407-022DO TL 02400 KEY #883903

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 ONLY.**
(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 December 27, 2005; 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.

PACKARD FAMILY TRUSTLinda P. Valles**LINDA P. VALLES, TRUSTEE/INDIVIDUAL****NANCY P. MORAN, TRUSTEE/INDIVIDUAL**

STATE OF CALIFORNIA)
) ss.
County of SAN DIEGO)

The foregoing instrument was acknowledged before me this
30, DECEMBER, 2005, by LINDA P. VALLES AND
NANCY P. MORAN

Debi M. Eberhardt
Notary Public for ~~Oregon~~ CALIFORNIA

My commission expires: MARCH 22, 2009

BARGAIN AND SALE DEED**PACKARD FAMILY TRUST, as grantor****and****MORAN FAMILY TRUST, as grantee**

This document is recorded at the request of:
Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601
Order No.: 00062711

\$21-A