

EA

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Ronald W. McLaughlin
2635 Autumn Ave
Klamath Falls Ore 97601
 Grantor's Name and Address

M06-02140

Klamath County, Oregon

02/02/2006 03:42:33 PM

Pages 1 Fee: \$21.00

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Same as above

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Same as above

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that *Ronald W. McLaughlin and Sandra K. McLaughlin*
as tenants by the entirety
 hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto *Ronald Wayne*
McLaughlin and Sandra Kay McLaughlin as Trustees of The Ronald and Sandra McLaughlin Living 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 any way appertaining, situated in *Klamath* County,
 State of Oregon, described as follows, to-wit:

PARCEL 1:

A parcel of land situate in the NW 1/4 SW 1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin at intersection of section line common to Sections 5 and 6 and South line of Lewis Lane (Autumn) from which an automobile axle marks 1/4 corner common to Sections 5 and 6 bears North 00° 06' East, 185.70 feet; thence North 89° 17' East 476.34 feet along the Southerly line of Lewis Lane to an iron pin; thence South 00° 18' East 494.45 feet to an iron pin; thence South 89° 29' West 479.77 feet to a point on section line common to Sections 5 and 6; thence North 00° 06' East, 492.81 feet along said section line to point of beginning.

PARCEL 2:

A parcel of land situate in the NW 1/4 SW 1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 1 inch iron pin marking the South 1/16 corner of Sections 5 and 6 from which an iron axle marking the 1/4 corner of Sections 5 and 6 bears North 00° 08' East 1351.25 feet (Record: North 00° 06' East 1351.68 feet); thence North 00° 08' East 412.52 feet along the Section line common to Sections 5 and 6 to the true point of beginning; thence North 89° 42' East 484.01 feet to a 5/8 inch iron pin on the West line of Lot 6 of Tract 1191, SAGE ACRES; thence North 00° 44' 41" West along said West line 262.12 feet, more or less, to the Northwest corner of said Lot 6; thence South 89° 29' West 479.77 feet to a point on the Section line common to Section 5 and 6; thence South 00° 08' West 262 feet, more or less to the point of beginning.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto 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 state planning*. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☒ the whole (indicate which) consideration. (The sentence between the symbols ^①, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on *Feb 2, 2006*; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

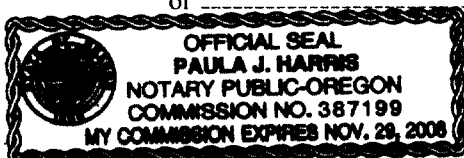
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Ronald W. McLaughlin
Sandra K. McLaughlin

STATE OF OREGON, County of *Klamath* ss.

This instrument was acknowledged before me on *FEB 2, 2006*
 by *Ronald W. McLaughlin & Sandra K. McLaughlin*

This instrument was acknowledged before me on _____
 by _____
 as _____
 of _____



Notary Public for Oregon

My commission expires

Nov 29, 2008