



After recording return to:
Jeffrey B. Groom and Cynthia D.
Groom

~~25050 S Slip Easy Rd~~ P.O. Box 241
~~Keno OR 97627~~ Myrtle Creek, OR
97457

Until a change is requested all tax statements
shall be sent to the following address:

Jeffrey B. Groom and Cynthia D.
Groom

~~25050 S Slip Easy Rd~~ Address
~~Keno OR 97627~~ as above

File No.: 7021-623457 (MTA)

Date: January 31, 2006

M06-02275

Klamath County, Oregon

02/06/2006 03:30:51 PM

Pages 2 Fee: \$26.00

STATUTORY BARGAIN AND SALE DEED

Jeff Groom, Grantor, conveys to **Jeffrey B. Groom and Cynthia D. Groom as tenants by the entirety**, Grantee, the following described real property:

N 1/2 NE 1/4 of Section 10, Township 41 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH: A perpetual non-exclusive easement to use, maintain, improve, and repair an existing road located on property, as described in Nonexclusive Road Easement, including the terms and provisions thereof, recorded August 20, 2002 in Volume M02 page 46943, records of Klamath County, Oregon, located in the NE 1/4 NE 1/4 of Section 10, Township 41 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

The true consideration for this conveyance is **\$other than money**. (Here comply with requirements of ORS 93.030)


BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

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APN: 687260

Bargain and Sale Deed
- continued

File No.: 7021-623457 (MTA)
Date: 01/31/2006

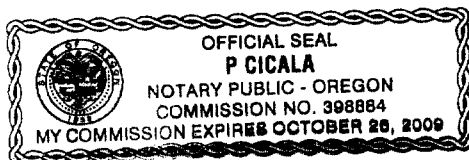

Jeff Groom

Dated this 1st day of Feb, 2006.

STATE OF Oregon)
County of ~~Klamath~~ Douglas)ss.

This instrument was acknowledged before me on this 1st day of Feb, 2006
by as of , on behalf of the .





Notary Public for Oregon
My commission expires:

10-26-09