

NS

Rodney C. & Anne C. Metzger

Jack J. Shubert

209 Carthage Ave

Eugene, OR 97404

Grantor's Name and Address

Rodney C. & Anne C. Metzger

209 Carthage Ave

Eugene, OR 97404

Grantee's Name and Address

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

Rodney C. & Anne C. Metzger

209 Carthage Ave

Eugene, OR 97404

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

Rodney C. & Anne C. Metzger

209 Carthage Ave

Eugene, OR 97404

M06-02964

Klamath County, Oregon

02/15/2006 10:07:41 AM

Pages 2 Fee: \$26.00

MTC 1396-7374

By _____, Deputy.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that _____ Rodney C. Metzger, Anne C. Metzger and
_____ Jack J. Shubert

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto _____

_____ Rodney C. Metzger and Anne C. Metzger, husband and wife

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:

SEE LEGAL DESCRIPTION ATTACHED - EXHIBIT 'A'

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

(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 \$ 27,500.00. [Ⓢ] 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 [Ⓢ], 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 this 3rd day of February, 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.

[Signature of Rodney C. Metzger]

Rodney C. Metzger
[Signature of Anne C. Metzger]

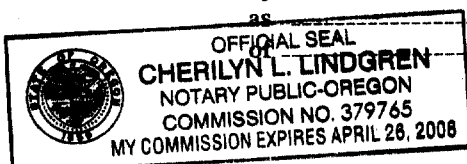
Anne C. Metzger
[Signature of Jack J. Shubert]

Jack J. Shubert

STATE OF OREGON, County of Lane) ss.

This instrument was acknowledged before me on February 3, 2006,
by Rodney C. Metzger, Anne C. Metzger, and Jack J. Shubert

This instrument was acknowledged before me on _____,
by _____



[Signature of Cheryl L. Lindgren]

Notary Public for Oregon
My commission expires April 26, 2008

20.00

EXHIBIT "A"

DESCRIPTION OF PROPERTY

The following described real property situate in Klamath County, Oregon:

PARCEL 1:

A parcel of land situated in the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 7, Township 24 South, Range 7 E.W.M., described as follows:

The North 82 feet (measured at right angles to the North line thereof) of the following described parcel: Beginning at a point on the West line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$ which is 630 feet North of the Southwest corner thereof; thence East, parallel with the South line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$ to the Westerly right of way line of Highway #58; thence N. 16°21'06" W. along said right of way line a distance of 268.7 feet, more or less, to the Southeast corner of parcel described in Deed to Clarence W. Reeve, recorded in Volume M84 page 19845, Deed Records of Klamath County, Oregon; thence West along the South line of last mentioned parcel to the West line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$; thence South along said West line a distance of 255.5 feet, more or less, to the point of beginning.

PARCEL 2:

A parcel of land situated in the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 7, Township 24 South, Range 7 E.W.M., Klamath County, Oregon, described as follows:

Beginning at a point on the West line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$ which is South a distance of 330 feet from the Northwest corner thereof, said point being the Southwest corner of parcel conveyed to Edward Lynes, et ux, by deed recorded in Volume M78 page 5852, Deed Records of Klamath County, Oregon; thence continuing South along the West line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$ a distance of 100 feet to a point; thence East, parallel with the North line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$ to the Westerly right of way line of Highway #58; thence N. 16°21'06" W. along said right of way line a distance of 104.96 feet, more or less, to the Southeast corner of said parcel described in Volume M78 page 5852; thence West along the South line of aforementioned parcel to the point of beginning.