

AFTER RECORDING, RETURN TO:  
William M. Ganong  
Attorney at Law  
514 Walnut Avenue  
Klamath Falls OR 97601

**M06-03611**

Klamath County, Oregon  
02/28/2006 08:36:54 AM  
Pages 2 Fee: \$26.00

SEND TAX STATEMENTS TO:  
Donald M. Hagglund, Trustee  
Jacqueline F. Hagglund, Trustee  
2538 Lakeshore Drive  
Klamath Falls OR 97601

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## BARGAIN AND SALE DEED

Donald M. Hagglund and Jacqueline F. Hagglund, husband and wife, Grantors, convey unto Donald M. Hagglund and Jacqueline F. Hagglund, as Trustees of the Hagglund Family Trust, uda February 24, 2006, and their successors in Trust, Grantees, their interest in the real property located in Klamath County, Oregon, which is more particularly described as follows:

A tract of land situated in the SE¼ of Section 23, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows: Beginning at a 5/8 inch iron pin marking the center ¼ corner of said Section 23 as set by record of Survey No. 1571, as recorded in the Klamath County Surveyor's Office; thence South 1128.12 feet; thence East 253.52 feet to the ½ inch iron pin on the Northeasterly right of way line of Lakeshore Drive (Highway 421); thence N 30° 12' 56" W 35.33 feet to 5/8 inch iron pin on the said Northeasterly right of way line, said point being the True Point of Beginning of this description; thence Northwesterly along the said Northeasterly right of way line following the arc of a curve to the right (central angle = 14° 09' 13", radius = 686.30 feet) 169.53 feet; thence leaving said right of way line N 78° 20' 680.48 feet, more or less, to the Westerly shore line of Upper Klamath Lake; thence Southeasterly along said shore line to a point that is 17.00 feet N 78° 17' 00" E of a ½ inch iron pin that bears S 59° 56' 36" E a distance of 164.79 feet from the last described point; thence leaving said shore line S 78° 17' 00" W 398.56 feet, more or less, to a ½ inch iron pin; thence S 11° 43' 00" E 215.66 feet; thence N 84° 47' 36" W 75.60 feet; thence along the arc of a curve to the right (central angle = 19° 52' 30" radius = 400.00 feet) 138.75 feet; thence N 64° 55' 06" W 109.68 feet; thence along the arc of a curve to the left (central angle = 53° 49' 08" radius = 100 feet) 93.93 feet; thence S 61° 15' 46" W 21.07 feet to the true point of beginning.

Together with the perpetual, non-exclusive right of way and easement for road purposes for access to and exit from the above described property as said right of way is described in deed recorded in Volume M73 page 15887, Deed Records of Klamath County, Oregon.

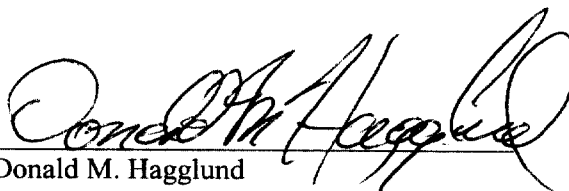
Klamath County Assessor's Account No. R-3808-23DB-300

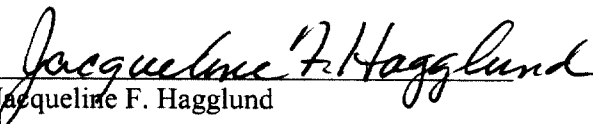
This deed is made for estate planning purposes and no consideration has been paid heretofore.

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.

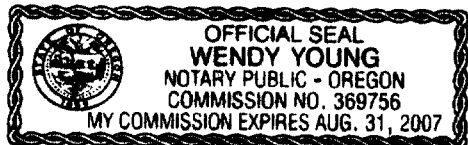
Dated this 24 day of February, 2006.

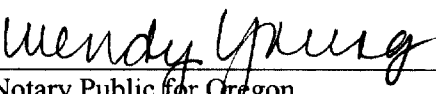
  
Donald M. Hagglund

  
Jacqueline F. Hagglund

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on February 24, 2006 by Donald M. Hagglund and Jacqueline F. Hagglund.



  
Notary Public for Oregon  
My Commission Expires: 8.31.2007