

M06-05305

Klamath County, Oregon

03/23/2006 11:37:49 AM

Pages 3 Fee: \$31.00



After recording return to:

Jeffrey T. Hummel

P.O. Box 387
Keno, OR. 97627

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

Jeffrey T. Hummel

Address as shown above

File No.: 7021-768715 (MTA)

Date: March 17, 2006

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY BARGAIN AND SALE DEED

R. PETERSON, TRUSTEE OF THE TRUST MANAGEMENT GROUP AGENT OF THE HWY 66 PROPERTY TRUST DATED JULY 9, 2000, TRUST #20-0019875, Grantor, conveys to **JEFFREY T. HUMMEL**, Grantee, the following described real property:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

The true consideration for this conveyance is **\$133,500.00**. (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 ORS 197.352. THIS INSTRUMENT DOES 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 ORS 197.352.

Dated this 20th day of MARCH, 2006.

3112

R. Peterson as Trustee or the Trust
Management Group Agent, of the Hwy 66
Property Trust dated July 9, 2000, Trust # 20-
0019875

The Hwy 66 Property Trust, by Trustee
R. Peterson, Trustee
AS Trustee only and not personally

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 20th day of March, 2006
by R. Peterson as Trustee of R. Peterson as Trustee of the Trust Management Group Agent, of the Hwy
66 Property Trust dated July 9, 2000, Trust # 20-0019875, on behalf of the Trust.

Marlene T. Addington

Notary Public for Oregon

My commission expires: March 22, 2009

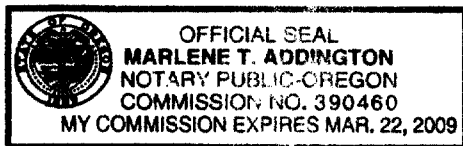


EXHIBIT A**LEGAL DESCRIPTION:**

That portion of Government Lot 3 and the SE 1/4 of the NW 1/4 of Section 1, Township 40 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a 1" iron pipe marking the Northeast corner of the Northwest corner of said Section 1, said point being the Northeast corner of that tract conveyed to Norma Jean Howard by Deed recorded in Book M74, page 12620, Records of Klamath County, Oregon; thence North 89°18'19" West along the North line of said NW 1/4 110.00 feet to a 5/8" iron rod marking the Northeast corner of that tract conveyed to Elizabeth J. Bennett by Deed recorded in Book M94, page 5019, records of Klamath County, Oregon; thence South 00°07'22" West along the East line of said Bennett Tract 1276.52 feet to a 5/8" iron rod at the Southeast corner thereof; thence North 89°18'19" West along the South line of said Bennett Tract 110.00 feet to the true point of beginning of the tract herein described; thence South 00°07'22" West 75.24 feet to a 5/8" iron rod; thence South 30°11'15" East 217.91 feet to a 5/8" iron rod on the Northwesterly right of way line of State Highway 66; thence Southwesterly along the Northwesterly right of way line of State Highway 66 to the Southwest corner of said Howard Tract; thence North along the West line of said Howard Tract to the Southwest corner of said Bennett Tract; thence South 89°18'19" East along the South line of said Bennett Tract 110.00 feet, more or less, to the true point of beginning.