BARGAIN AND SALE DEED (Individual or Corporate).

ASPEN: 10878

After Recording Return to:

Robert Stayer Donald T. Lawless P.O. BOX 451

P.O. BOX 451

FORT KLAMATH, OR. 97626

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

Same as above

M06-05678

Klamath County, Oregon 03/28/2006 08:17:42 AM Pages 6 Fee: \$46.00

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That KENNETH R. OWENS AND SHEREE OWENS, TRUSTEES OF THE KENNETH AND SHEREE OWENS FAMILY 1996 REVOCABLE TRUST AND JOHN B. OWENS AND CANDACE C. OWENS, TRUSTEES OF THE JOHN AND CANDACE OWENS FAMILY 1989 REVOCABLE TRUST AND ELIZABETH HARLOWE HAWKINS AND GERALD HARLOWE HAWKINS, TRUSTEES OF TRUST NO. III ESTABLISHED UNDER THE THOMAS W. HAWKINS AND ELIZABETH HARLOWE HAWKINS LIVING TRUST UTA DATED 08/12/86 hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto ROBERT STAYER AND DONALD T. LAWLESS, NOT AS TENANTS IN COMMON BUT WITH FULL RIGHTS OF SURVIVORSHIP, 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 anywise appertaining, situated in the County of, State of Oregon, described as follows, to-wit:

That portion of the North half of the Northwest quarter of the Southeast quarter of Section 12, Township 34 South, Range 7 1/2 East, Willamette Meridian, Klamath County, Oregon described as follows:

Beginning at a point from which the SE 1/16 corner of Section 12 bears S 00° 11'12"W, 657.82 feet; Thence N 89° 43'47" W, 60.0 feet more or less to the center line of Crooked Creek; Thence following the center line of said creek the following courses and distances upstream: N 25° 00' W, 30.0 feet; N 00° 17'E, 50.0feet; N 23° 22' E, 135.0 feet; N13° 28'W, 29.5 feet more or less to a point; Thence S 89° 43' 47"E, 26.5 feet more or less to the Westerly right of way of State Highway 62; Thence S 00° 11' 12"W, 230.00 feet to the point of beginning of this description.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$per property line adjustment 10-05**.

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 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

In Witness Whereof, the grantor has executed this instrument **February 7, 2006**; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Trust

Kenneth and Sheree Owens Family 1996 Revocable

Trust

Kenneth R. Owens, Trustee

Sheree Owens, Trustee

John and Candace Owens Family 1989 Revocable

John B. Owens, Trustee

Candace C. Owens, Trustee

Trust #III established under the Thomas W. Hawkins and Elizabeth Harlowe Hawkins Living Trust UTA dated 08/12/1986

Gerald Harlow Hawkins, Trustoo Gerald Harlow Hawkins, Trustee Lugaleth Naclow Hawkins Iste

Elizabeth Harlowe Hawkins, Trustee

This document is being recorded as an accomodation only. No information contained herein has been verified.

Aspen Title & Escrow, Inc.

STATE OF <u>California</u>	
COUNTY OF Tehama	
On March 2, 2006 before me, V. Torres, Notary (Name of Not	
personally appeared Sheree Owens	
personally known to me (or proved to me on the basis of satisfacto name(s) is/are subscribed to the within instrument and acknowledg same in his/her/their authorized capacity(ies), and that by his/her/t person(s), or the entity upon behalf of which the person(s) acted, expenses the control of the person of the entity upon behalf of which the person(s) acted, expenses the control of the person of the entity upon behalf of which the person of the p	ed to me that he/she/they executed the their signature(s) on the instrument the
WITNESS my hand and official seal.	****
(Signature of Notary Public)	V. TORRES COMM. #1632977 NOTARY PUBLIC • CALIFORNIA O TEHAMA COUNTY My Comm. Expires Dec. 24, 2009

(This area for notarial seal)

STATE OF <u>California</u>
COUNTY OF Tehama
On March 2, 2006 before me, V. Torres, Notary Public (Name of Notary Public)
personally appeared henneth R. Owens
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are-subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.
V. TORRES COMM. #1632977 NOTARY PUBLIC • CALIFORNIA OF TEHAMA COUNTY My Comm. Expires Dec. 24, 2009

(This area for notarial seal)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California)
County of <u>Tehama</u>	} ss.
On <i>March 10, 2006</i> , before me,	Aynne T. Moule, Voltary Public Name and Title of Officer (e.g., "Jane Doe! Notary Public")
personally appeared <u>John B. Owens</u>	Name and Title of Officer (e.g., "Jane Ope Notary Public") and Candace C. Owens
	personally known to me proved to me on the basis of satisfactory evidence
LYNNE T. MOULE COMM. #1640858 Notary Public - California Tehama County My Comm. Expires Jan. 26, 2010	to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that he/she(the) executed the same in his/he/their authorized capacity(ies), and that by his/he/(their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
Place Notary Seel Above	WITNESS my hand and official speal.
Though the information below is not required by la	PTIONAL aw, it may prove valuable to persons relying on the document
and could prevent fraudulent removal a Description of Attached Document Title or Type of Document: <u>Dargain and</u>	nd reattachment of this form to another document.
Document Date: February 7, 2	2006 Number of Pages:/
Signer(s) Other Than Named Above: Kenneth	
Capacity(ies) Claimed by Signer	N, Owens, One ree Outens
Signer's Name: John B. Owens and Can	dace C. Ouens RIGHT HUMEPRIN
☐ Individual	OF SIGNER Top of thumb here
☐ Corporate Officer — Title(s):	
☐ Attorney in Fact	
☐ Trustee	
☐ Guardian or Conservator	
Other:	
Signer Is Representing: Self 4 Trusta	es of Family Trust

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

	\$\$\$\\\\$\\\\$\\\\$\\\\$\\\\$\\\\$\\\\$\\\\$\\\
State of California)
county of San Benito	} ss.
on March 15, 2000 before me, personally appeared Elizabeth	Dohm Molton note
Date The Derote Me,	Name and Title of Officer (e.g., "Jane Doe, Ngfary Public")
personally appeared Elizabeti	Hanowe Hawkins
	Name(s) of Signer(s) personally known to me
	proved to me on the basis of satisfactor
	evidence
	to be the person(a) whose name(s) is/ar
	subscribed to the within instrument an
DEBRA MELTON	acknowledged to me that he/she/they execute
Commission # 1390625 Notary Public - California	the same in his/her/their authorize capacity(عمر), and that by his/her/the
San Benito County	signature(s) on the instrument the person(s), of
My Comm. Expires Dec 17, 2006	the entity upon behalf of which the person/e
	acted, executed the instrument.
	WITNESS my hand and official seal,
	1) Dha WI + HAN
	Signature of Notan Public
	TIONAL
Though the information below is not required by law, it may pro-	ove valuable to persons relving on the document and could preven
traudulent removal and reattachn	nent of this form to another document.
Description of Attached Document	10101
Title or Type of Document: Daraan	& Sale Deed
Document Date: Feb 7 200	
	. vambor or rages.
igner(s) Other Than Named Above: 火ょれいか	owens Sheree Ower
John	Owens + Candace Owens
Capacity(ies) Claimed by Signer	_
igner's Name:	alaus zum
] Individual	RIGHT THUMBPRINT OF SIGNER
Corporate Officer — Title(s):	Top of thumb here
Partner — 🗔 Limited 🗀 General	
Attorney-in-Fact	
│ Trustee │ Guardian or Conservator	
Other:	
igner is Hepresenting:	

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California	ss.
county of San Benito	
on March 15, 206 before me	e, Debra Metton notal
personally appeared QLYOUO	Name(s) of Signer(s)
	personally known to me proved to me on the basis of satisfactory evidence
DEBRA MELTON Commission # 1390625	to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/the/y executed the same in his/he/the/f
Notary Public - California San Benito County My Comm. Expires Dec 17, 2006	the same in his/her/their authorized capacity(res), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(e) acted, executed the instrument.
	WITNESS my hand and official seal
	Signature of Notary Public PTIONAL
Though the information below is not required by law, it may fraudulent removal and reatta	y prove valuable to persons relying on the document and could prevent chment of this form to another document.
Description of Attached Document	
Title or Type of Document: Bargas	n & Sale Deed
Pocument Date:	Number of Pages:
	<u> </u>
Capacity(ies) Claimed by Signer	
igner's Name:	RIGHT THUMBPRINT
Individual	OF SIGNER Top of thumb here
Corporate Officer — Title(s):	
Farther — 🗆 Limited 🗆 General	
Attorney-in-Fact Trustee	
Trustee Guardian or Conservator	
Other:	
igner Is Representing:	
NUGLIS DEULESEUHIO	