

After Recording Return to:

Robert Stayer

Donald T. Lawless

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

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, 50.0 feet; N 23° 22' E, 135.0 feet; N 13° 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.

Kenneth and Sheree Owens Family 1996 Revocable Trust

Kenneth R. Owens, Trustee

Sheree Owens, Trustee

John and Candace Owens Family 1989 Revocable Trust

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 Harlowe Hawkins, Trustee

Elizabeth Harlowe Hawkins, Trustee

This document is being recorded as an accommodation only. No information contained herein has been verified.
Aspen Title & Escrow, Inc.

STATE OF California

COUNTY OF Tehama

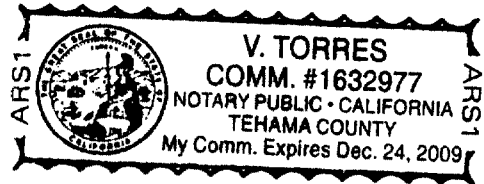
On March 2, 2006 before me, V. Torres, Notary Public
(Name of Notary Public)

personally appeared Sherree 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
(Signature of Notary Public)



(This area for notarial seal)

STATE OF California

COUNTY OF Tehama

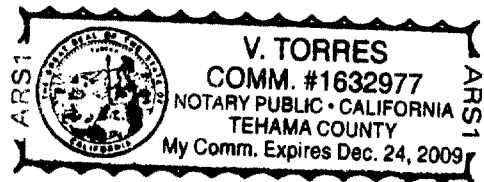
On March 2, 2006 before me, V. Torres, Notary Public
(Name of Notary Public)

personally appeared Kenneth 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
(Signature of Notary Public)



(This area for notarial seal)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Tehama } ss.

On March 10, 2006, before me, Lynne T. Moule, Notary Public,
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
personally appeared John B. Owens and Candace C. Owens,
Name(s) of Signer(s)

- ☒ personally known to me
☐ 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.

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Bargain and Sale Deed

Document Date: February 7, 2006 Number of Pages: 1

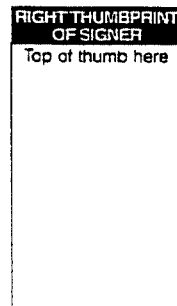
Signer(s) Other Than Named Above: Kenneth R. Owens, Sheree Owens

Capacity(ies) Claimed by Signer

Signer's Name: John B. Owens and Candace C. Owens

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer is Representing: self & Trustees of Family Trust



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of

San Benito

SS.

On

March 15, 2006

before me,

Debra Melton notary

Date

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared

Elizabeth H

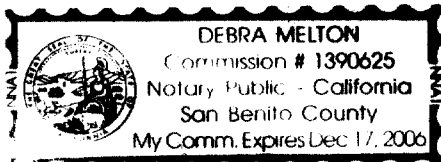
Harlowe Hawkins

Name(s) of Signer(s)

☐ personally known to me

☒ 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,

Debra Melton

Signature of Notary Public

OPTIONAL

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Document Date:

Feb 7, 2006

Number of Pages:

Signer(s) Other Than Named Above:

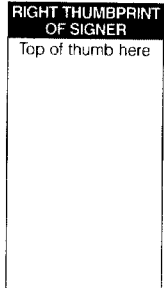
Kenneth R Owens, Sheree Owens
John Owens + Candace Owens

Capacity(ies) Claimed by Signer

Signer's Name:

- ☐ Individual
- ☐ Corporate Officer — Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney-in-Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: _____



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of

San Benito

} ss.

On

March 15, 2006

before me,

Debra Melton, notary

Date

Name and Title of Officer (e.g., Jane Doe, Notary Public)

personally appeared

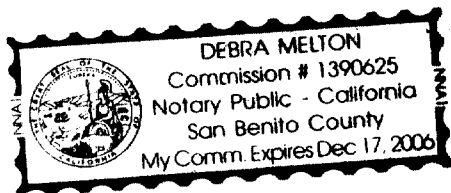
Gerald

Harlowe Hawkins

Name(s) of Signer(s)

☐ personally known to me

☒ 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

Debra Melton
Signature of Notary Public

OPTIONAL

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Bargain & Sale Deed

Document Date:

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Signer(s) Other Than Named Above:

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Signer's Name:

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here