



After recording return to:

Michael W. Zipp

2140 Bailey Circle
Eldorado Hills, CA. 95762

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

Michael W. Zipp

Address as shown above.

File No.: 7021-791591 (MTA)

Date: March 30, 2006

M06-06823

Klamath County, Oregon

04/07/2006 03:59:33 PM

Pages 3 Fee: \$31.00

STATUTORY BARGAIN AND SALE DEED

TRAVIS ZIPP, Grantor, conveys to **MICHAEL W. ZIPP**, 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 **\$-0-/to convey title only**. (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 30th day of March, 2006.

APN: 872712

Bargain and Sale Deed
- continued

File No.: 7021-791591 (MTA)
Date: 03/30/2006

STATE OF California)
County of SAN DIEGO)ss.
)

This instrument was acknowledged before me on this 30 day of March, 2006
by **Travis Zipp**.



Mandy Vass

Notary Public for California

My commission expires: 3/30/07

APN: 872712

Bargain and Sale Deed
- continued

File No.: 7021-791591 (MTA)
Date: 03/30/2006

EXHIBIT A

LEGAL DESCRIPTION:

Parcel 3 of Major Land Partition No. 36-89, situated in Lot 4, Junction Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows: A tract of land situated in Lot 4 Junction Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows: Beginning at the Southwesterly corner of Parcel 1 of Major Land Partition No. 36-89 on the Southerly line of said Lot 4, being North 71°16'48" West 484.74 feet from the Southeasterly corner of said Lot 4; thence following along the boundaries of Parcels 1 and 2 of said Land Partition No. 36-89, North 10°00'00" East 347.80 feet, South 82°39'00" East 112.57 feet and North 07°21'00" East 301.05 feet to the North line of said Lot 4; thence South 89°54'00" West 378.42 feet to the Northwest corner of said Lot 4; thence South 00°01'00" East 569.20 feet to the Southwesterly corner of said Lot 4; thence South 71°16'48" East 177.06 feet, more or less, to the point of beginning.