

GRANTOR'S NAME AND ADDRESS:

Doris Ann Butler Lucas Trust
12154 Westside Road
Lakeview, OR 97630

M06-07263

Klamath County, Oregon

04/14/2006 08:37:22 AM

Pages 3 Fee: \$31.00

GRANTEE'S NAME AND ADDRESS:

Don & Doris Ann Butler Lucas
12154 Westside Road
Lakeview, OR 97630

AFTER RECORDING RETURN TO:

James C. Lynch

P.O. Box 351

Lakeview, OR 97630

SEND TAX STATEMENTS TO:

Don & Doris Ann Butler Lucas
12154 Westside Road
Lakeview, OR 97630

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **DORIS ANN BUTLER LUCAS, Trustee of the DORIS ANN BUTLER LUCAS TRUST, DATED MAY 10, 1974**, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **DON LUCAS and DORIS ANN BUTLER LUCAS, husband and wife**, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property together with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO.

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 None.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to trusts and to individuals.

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. TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FORESTS 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)).

EXHIBIT "A"

The following described real property in the County of Klamath, State of Oregon as follows:

Township 39 South, Range 13 East of the Willamette Meridian,

- Section 3: S $\frac{1}{2}$ S $\frac{1}{2}$.
- Section 4: SE $\frac{1}{4}$.
- Section 9: NW $\frac{1}{4}$ W $\frac{1}{2}$ NE $\frac{1}{4}$, N $\frac{1}{2}$ SW $\frac{1}{4}$.
- Section 10: N $\frac{1}{2}$ N $\frac{1}{2}$.

SUBJECT TO all easements, reservations, restrictions and rights of way of record or apparent on the ground, including but not limited to the following:

1. The assessment roll and the tax roll disclose that the premises herein described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied; in addition thereto a penalty may be levied if notice of disqualification is not timely given.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of Klamath Lake Grazing Fire Patrol.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of Klamath Lake Timber Fire Patrol.
4. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
5. An easement created by instrument, subject to the terms and provisions thereof, dated December 9, 1959, recorded February 2, 1960, in Volume 318 at page 599, Microfilm Records of Klamath County, Oregon, in favor of United States of America, for road easement.
6. An easement created by instrument, subject to the terms and provisions thereof, dated October 13, 1964, recorded October 17, 1964, in Volume 357 at page 195, Microfilm Records of Klamath County, Oregon, in favor of United States of America, for access road easement.

TAX INFORMATION: Code No. 036; Account No. 3913-00000-00400-000;
Key No. 114600

EXHIBIT "A"