

NA

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That DON KEARNEY AND TRUDY L. KEARNEY HUSBAND AND WIFE, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto TERRI ANDERSON, 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 KLAMATH, State of Oregon, described as follows, to-wit:

Out Lot 22, ORIGINAL TOWN OF CRESCENT, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, ALSO the NW1/4 SW1/4 of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM that portion conveyed by deed recorded in Book 294, Page 598, Deed Records of Klamath County, Oregon

SAVE AND EXCEPT that portion deeded to Klamath County for road purposes June 24, 1966 in Book M-66 at Page 6470, and that portion of Airport Drive lying in the West corner of the NW1/4 NW1/4 SW1/4, Section 30, Township 24, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 \$ 0.

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

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 corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 26 day of April, 2006; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

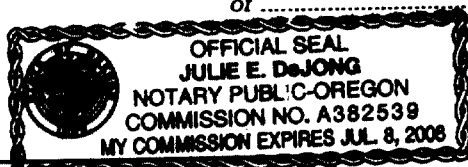
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Donald J. Kearney
Donald J. Kearney as POA for
Trudy L. Kearney

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on April 26 2006, by Donald Lewis Kearney & Donald Kearney as POA for Trudy L. Kearney

This instrument was acknowledged before me on April 26, 2006, by Donald Lewis Kearney and Donald Lewis Kearney as Power of Attorney of Trudy L. Kearney of



Julie E. DeJong
Notary Public for Oregon
My commission expires Jul 8 2008

9/c
Donat Kearney
PO Box 193
Crescent, OR 97733
Grantor's Name and Address
Terri Anderson
PO Box 763
Gulchrist, OR 97737
Grantee's Name and Address
After recording return to (Name, Address, Zip):
Terri Anderson
PO Box 763
Gulchrist, OR 97737
Until requested otherwise send all tax statements to (Name, Address, Zip):
Terri Anderson
PO Box 763
Gulchrist, OR 97737

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.
County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME TITLE
By _____ Deputy