

EA

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



MTC-1396-7591

Galpin

Grantor's Name and Address

Eagle Point Dev. LLC

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

EAGLE POINT DEVELOPMENTS, LLC
744 CARDLEY AVENUE, #100
MEDFORD, OR 97504

Until requested otherwise, send all tax statements to (Name, Address, Zip):

no change

SPACE RESERVED
FOR
RECORDER'S USE

M06-08451

Klamath County, Oregon

05/01/2006 10:56:26 AM

Pages 1 Fee: \$21.00

and/or as fee/file/instrument/microfilm/reception
No. _____, Records of said County.

Witness my hand and seal of County affixed.

NAME TITLE

By _____, Deputy.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that C.A. GALPIN

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto EAGLE POINT DEVELOPMENTS, LLC

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 any way appertaining, situated in KLAMATH COUNTY County, State of Oregon, described as follows, to-wit:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 39 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON; THENCE SOUTH 1348.93 FEET TO THE SOUTHWEST CORNER OF THE NW 1/4 NW 1/4; THENCE EAST 384.34 FEET; THENCE SOUTH 1003.00 FEET; THENCE NORTH 72° 14' 14" WEST 70.34 FEET; THENCE SOUTH 40° 37' 42" WEST 155.66 FEET; THENCE SOUTH 110 FEET MORE OF LESS TO THE NORTH BOUNDARY OF THAT CERTAIN TRACT OF LAND TO THE STATE OF OREGON BY AND THROUGH IT'S STATE HIGHWAY COMMISSION DESCRIBED IN DEED VOLUME 104, AT PAGE 547; THENCE CONTINUING IN A SOUTHEASTERLY, SOUTHERLY AND SOUTH DIRECTION ALONG SAID TRACT OF LAND AND THE NORTH LINE OF BALSOM DRIVE, TO THE WESTERLY EXTENDED LINE OF A TRACT OF LAND DESCRIBED IN DEED VOLUME 284, PAGE 91; THENCE NORTH ALONG SAID WESTERLY LINE TO THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND; THENCE EAST TO THE SOUTHEAST CORNER OF THE SE 1/4 NE 1/4 NW 1/4; THENCE NORTH TO THE NORTHEAST CORNER OF THE NE 1/4 NE 1/4 NW 1/4; THENCE WEST TO THE POINT OF BEGINNING SITUATED IN SECTION 12, TOWNSHIP 39 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

TAX ACCT NO. 3908-012B0-00100-000
TAX ACCT NO. 3908-012B0-00200-000
TAX ACCT NO 3908-012B0-00200-000

KEY NO. 494619
KEY NO. 494646
KEY NO. 888470

AMEBITITLE has recorded this instrument by request as an accomodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 60.00. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☒ the whole (indicate which) consideration. (The sentence between the symbols [Ⓢ], if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on 1-3-06; if grantor is a corporation, it has caused its name to be signed and its seal, if any, 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.

STATE OF OREGON, County of Jackson

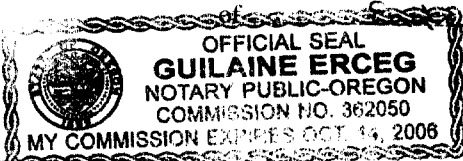
This instrument was acknowledged before me on 1-3-06

by C.A. Galpin

This instrument was acknowledged before me on 1-3-06

by C.A. Galpin

as Owner



Notary Public for Oregon

My commission expires Oct. 14, 2006

21.00