

M06-08545

Klamath County, Oregon

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Pages 3 Fee: \$51.00

APR/28/2006 FRI 01:39 PM KKBG LAW OFFICE

FAX No. 5417735585

P. 002

1st 805375

BARGAIN AND SALE DEED

Ginger M. Johnston, aka Ginger Marie Johnston, Grantor, conveys to Donald S. Johnston, aka Scott Johnston, Grantee, the following real property situated in Klamath County, State of Oregon, described as:

See Exhibit "A" and Exhibit "B" which are attached hereto and made a part hereof.

The consideration for this transfer is other property or value.

Until a change is requested, all tax statements shall be sent to the following address: No change.

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 30.830.

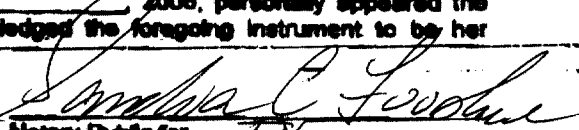
Dated this 28 day of April, 2006


Ginger M. Johnston

STATE OF Tennessee
County of Shelby) ss.

On this 28 day of April, 2006, personally appeared the above-named Ginger M. Johnston, and acknowledged the foregoing instrument to be her voluntary act and deed.

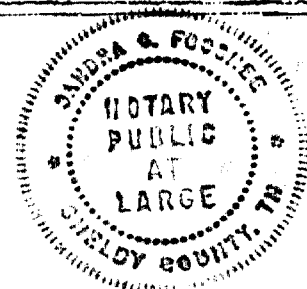
Before me:


Notary Public for

My Commission Expires

MY COMMISSION EXPIRES:
March 3, 2007

AFTER RECORDING RETURN TO:
KELLINGTON KRACK RICHMOND BLACKHURST & GLATTE
PO BOX 1583, MEDFORD, OR 97501



31F
+20MS

Real property in the County of Klamath, State of Oregon, described as follows:

All that portion of the NW 1/4 of Section 32 lying Northerly and Westerly of the Greensprings Highway and Westerly of that parcel of land beginning at the intersection of a well established fence line and the North line of SE 1/4 SW 1/4 of Section 30 which point is approximately 368 feet West of the Northeast corner of said SE 1/4 SW 1/4, thence West to an intersection with a line running parallel with and distant 206 feet measured at right angles Westerly from said fence line; thence Southwesterly along said line parallel with the fence line, 3520 feet, more or less, to the Northerly line of the State Highway; thence Northeasterly along the Northerly line of said Highway to an intersection with said fence line; thence Northwesterly along the fence line to the place of beginning, conveyed by Ralph A. Johnston et ux to Erwin Helm et ux by Deed recorded in Volume 246 page 214, of Deeds, records of Klamath County, Oregon, all in Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

ALSO the following described portion of NW 1/4 SW 1/4 of Section 32, described as follows: Beginning at the 1/4 section corner on the West line of said Section 32; thence South along the section line 870 feet; thence East 879 feet, more or less, to the West line of the State Highway; thence Northerly along said line of Highway to a point which is 1100 feet East and 206 feet South of said 1/4 section corner; thence North 206 feet to the North line of said NW 1/4 SW 1/4; thence West along said line 1100 feet to the said 1/4 section corner.

Tax Parcel Number: 501674 and 579659

The W 1/2 SW 1/4 of Section 29 and also that portion of the SE 1/4 SW 1/4 of Section 29 lying
Westerly of said parcel conveyed to Helms, all in Township 39 South, Range 8 East of the
Willamette Meridian, Clatsop County, Oregon.