

M06-09554

Klamath County, Oregon

05/12/2006 08:41:38 AM

Pages 1 Fee: \$21.00

AFTER RECORDING RETURN TO:

Jerry M. Molatore
426 Main Street
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO

Kenneth C. and Sallie J. Elder
12056 Merganser Road
Klamath Falls, OR 97601

BARGAIN AND SALE DEED


KENNETH C. ELDER, Grantor, conveys to KENNETH CLARK ELDER and SALLIE JEAN ELDER Trustee of the KENNETH CLARK AND SALLIE JEAN ELDER JOINT REVOCABLE LIVING TRUST, dated February 28, 2006, the following described real property located in Klamath County, Oregon:

12056 MERGANSER ROAD, KLAMATH FALLS, OR 97601:
Lot 127, RUNNING Y RESORT PHASE 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Grantor covenants that Grantor is seized of an indefeasible estate in the real property described above in fee simple, that Grantor has good right to convey the property, that the property is free from encumbrances except as specifically set forth herein, and that Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same by, through, or under Grantor, provided that the foregoing covenants are limited to the extent of coverage available to Grantor under any applicable standard or extended policies of title insurance, it being the intention of the Grantor to preserve any existing title insurance coverage.

The true consideration for this conveyance is: NONE.

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 FOREST 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)).

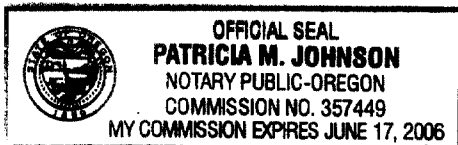

KENNETH C. ELDER

STATE OF OREGON)

) ss.

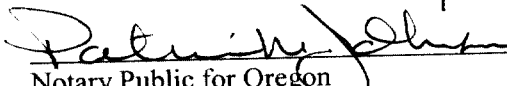
County of Klamath)

The foregoing instrument was acknowledged before me this 8 day of May, 2006,
by KENNETH C. ELDER.



GRANTORS' NAME AND ADDRESS:

Kenneth C. Elder
12056 Merganser Road
Klamath Falls, OR 97601


Notary Public for Oregon

My Commission Expires: 6-17-2006

GRANTEE'S NAME AND ADDRESS:

Kenneth Clark Elder and Sallie Jean Elder, TTEE
12056 Merganser Road
Klamath Falls, OR 97601