

Grantor's Name and address:

Robert Richard Russell
% Blair Henderson
426 Main Street
Klamath Falls, Or 97601

Grantee's Name and address:

Linda Jane Russell
1001 Swan Lake Road
Klamath Falls, Or 97603

After recording return to:

Linda Jane Russell
1001 Swan Lake Road
Klamath Falls, Or 97603

Until a change is requested all
tax statements shall be sent to
the following address:

Linda Jane Russell
1001 Swan Lake Road
Klamath Falls, Or 97603

M06-10034

Klamath County, Oregon

05/18/2006 10:22:07 AM

Pages 6 Fee: \$46.00

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That Robert Richard Russell hereinafter called the grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Linda Jane Russell, hereinafter called grantee and 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 in the real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

See EXHIBIT "A" LEGAL DESCRIPTION attached

SUBJECT TO THE GENERAL EXCEPTIONS AND SPECIAL EXCEPTIONS
See EXHIBIT "B" attached.

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, is to complete compliance with an Amended Judgment of Dissolution and the actual consideration consists of or includes other property or value given or promised which is part of the consideration.

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 provision hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 12th day of May, 2006.

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

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 TO VERIFY APPROVED USES.

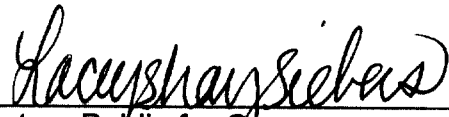

Robert Richard Russell

STATE OF OREGON)
County of Washington) ss

Dated: May 12, 2006

Personally appeared Robert Richard Russell and acknowledged said instrument to be his voluntary act and deed.

Before me:


Notary Public for Oregon



My commission expires: November 24, 2009

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the SE 1/4 of Section 23 and the SW 1/4 of Section 24 and the N 1/2 of Section 25, and the N 1/2 of Section 26, Township 38 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; as shown in the Recorded Survey No. 2650 on file in the office of the County Surveyor of Klamath County, Oregon, more particularly described as follows:

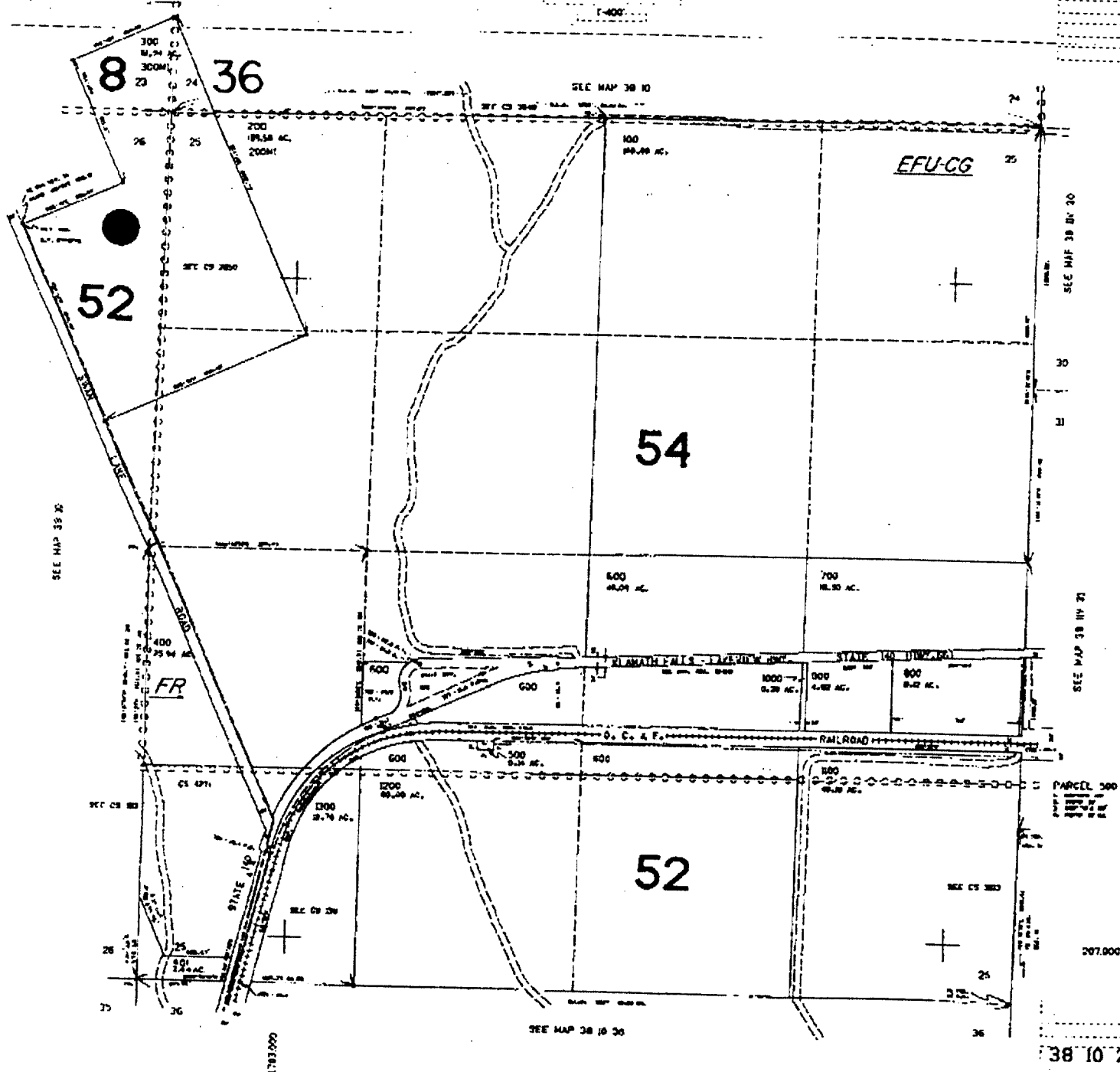
Beginning at a 5/8" iron rod on the Easterly right-of-way line of Swan Lake Road being a corner of said parcel from which the section corner common to Sections 23, 24 25 and 26, marked by a 5/8" iron rod; bears North 51° 02' East, 1132.2 feet; thence North 65° 46' East, 660.00 feet to a 5/8" iron rod; thence parallel to the said right-of-way line North 24° 14' West, 803.37 feet to a 5/8" iron rod; thence North 65° 46' East 660.00 feet to a 5/8" iron rod; thence parallel to the said right-of-way line South 24° 14' East 2092.77 feet to a 5/8" iron rod; thence South 65° 46' West, 1320.00 feet to a 5/8" iron rod on the said right-of-way line; thence North 24° 14' West 1289.40 feet, along the said right-of-way line, to the point of beginning. The basis of bearing is a Solar observation.

Tax Account No.: 3810-02500-00300-000
Tax Account No.: 3810-02500-00300-000
Tax Account No.: 3810-02500-00300-000
Tax Account No.: 3810-02500-00300-000

Key No.: 455260
Key No.: 2035
Key No.: 2026
Key No.: 1553

SECTION-25-T.38S.-R.10E., W.M.
KLAMATH COUNTY

38 10 25



38-10-25

Amenities

THIS SKETCH IS MADE SOLELY FOR THE PURPOSE OF ASSISTING IN LOCATING CERTAIN PREMISES AND NO LIABILITY IS ASSUMED FOR VARIATIONS IF ANY, IN DIMENSIONS AND LOCATIONS ASCERTAINED BY ACTUAL SURVEY

"EXHIBIT B"

The conveyance of the real property from the Grantor to the Grantee is subject to the following:

Taxes or assessments, easements and encumbrances of record and those apparent on the land if any including:

SPECIAL EXCEPTIONS:

1. Klamath County Taxes for the fiscal year 2005-2006, partially paid.

Account No.	3810-02500-00300-000	Key No.	1553
Original Amount:	\$1,954.02	Code No.	054
Balance Due:	\$1,809.43 plus interest		
Account No.	3810-02500-00300-000	Key No.	455260
Original Amount:	\$120.08	Code No.	008
Balance Due:	\$62.10 plus interest		
Account No.	3810-02500-00300-000	Key No.	2026
Original Amount:	\$208.23	Code No.	052
Balance Due:	\$106.19 plus interest		
Account No.	3810-02500-00300-000	Key No.	2035
Original Amount:	\$16.32	Code No.	036
Balance Due:	\$ 7.87 plus interest		
2. 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.
3. The rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
4. Easement, subject to the terms and provisions thereof, as disclosed by Deed recorded in Volume 243, page 361, Deed Records of Klamath County, Oregon, as follows:

"Together with the perpetual right and easement to drain water from the lands hereinabove described on to the land owned and retained by the grantor lying North of said lands hereinabove described."
5. Reservations as contained in instrument recorded in Volume M68, page 1661, Microfilm Records of Klamath County, Oregon, as follows:

" and there is reserved from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States."

(Affects SW 1/4 SW 1/4 of Section 24 and SW 1/4 NW 1/4 of Section 25,
Township 38 South, Range 10 East)

6. Reservations as contained instrument recorded in Volume M68, Page 1661,
Microfilm Records of Klamath County, Oregon, as follows:

"Reserving, also, to the United States, all minerals to the following described
lands so patented, together with the right to prospect for, mine, and remove the
same as authorized by the provisions of Section 8 as amended as aforesaid..."
(Affects SW 1/4 SW 1/4 of Section 25)

7. An easement created by instrument, subject to the terms and provisions thereof,
Dated: July 18, 1989
Recorded: October 18, 1989
Volume: M89, page 19857, Microfilm Records of Klamath County, Oregon
In favor of: Pacific Power and Light
For: Easement or right-of-way, 10 feet in width, for an electrical
underground distribution line.

(Affects a portion of the NW 1/4 of the NW 1/4 of Section 25 and the E1/2 of the
NE 1/4 of Section 26, Township 38 South, Range 10 East, of the Willamette
Meridian)

8. Conditional Use Permit Restrictive Covenant, subject to the terms and provisions
Dated: May 27, 1998
Recorded: October 27, 1998
Volume: M98, page 17841, Microfilm Records of Klamath County, Oregon

9. Reservations or exceptions in patents or in Acts authorizing the issuance thereof.
10. Any encroachments, unrecorded easements, violations of covenants, conditions
and restrictions, and any other matters which would be disclosed by a correct
survey.
(If there is not new construction, the survey will be waived.)
11. Rights of parties in possession, or claiming to be in possession, other than above
vestees.
12. Any statutory liens for labor or material, including liens for contributions due to the
State of Oregon for unemployment compensation and for workmen's
compensation, which have now gained or hereafter may gain priority over the
lien of the insured mortgage, which liens do not now appear of record.