

BARGAIN AND SALE DEED

(Corrects the prior recording: 12/15/04, Vol. M04, Page(s) 85997-85999)

Grantor: **LOYAL G. GARBODEN and ELIZABETH E. GARBODEN**
9524 Hill Road - Klamath Falls, Oregon 97603

Grantee: **JAMES P. GARBODEN**
240 East 36th Avenue - Eugene, Oregon 97405

PATRICK N. GARBODEN
2917 N. 24th Street - Ozark, Missouri 65721

Taxes : **LOYAL G. GARBODEN and ELIZABETH E. GARBODEN**
9524 Hill Road - Klamath Falls, Oregon 97603

Return : **LOYAL G. GARBODEN and ELIZABETH E. GARBODEN**
9524 Hill Road - Klamath Falls, Oregon 97603

Consideration Paid: \$0.00 / RESERVATION OF JOINT LIFE ESTATE

KNOW ALL PERSONS BY THESE PRESENTS, That Loyal G. Garboden and Elizabeth E. Garboden, Husband and Wife, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto James P. Garboden and Patrick N. Garboden, each as to a one-half interest as tenants in common, hereinafter called Grantee, and unto Grantee's heirs, successors and assigns, although reserving unto the Grantor a joint life estate for the life of Grantor, or the survivor of them, in 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:

SEE EXHIBIT A ATTACHED HERETO

To Have and to Hold the same unto the said Grantees and Grantees' heirs, successors and assigns forever.

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31 of Ren: Margaret John

EXHIBIT A

A parcel of land in Section 32, Township 39 south, Range 10 East, W.M.; more particularly described as:

Beginning at the Northwest corner of the NE 1/4 NW 1/4 of Section 32, Township 39 South, Range 10 East, W.M.; thence East along the North line of the NE 1/4 NW 1/4 405.0 feet to the true point of beginning; thence East along the North line of the NE 1/4 NW 1/4 805.0 feet; thence South parallel to the West line of NE 1/4 NW 1/4 495.0 feet; thence West parallel to the North line of the NE 1/4 NW 1/4 125.0 feet; thence South parallel to the West line of the NE 1/4 NW 1/4 825.0 feet to the South line of the NE 1/4 NW 1/4; thence West along the South line of the NE 1/4 NW 1/4 265.5 feet; thence N. 58°W. 210.0 feet; thence N. 78°W. 119.5 feet; thence N. 85°W. 120.1 feet; thence North parallel to the West line of the NE 1/4 NW 1/4 1173.4 feet to the point of beginning, containing 21.1 acres more or less and subject to a 20 foot easement for a water line being 10 feet on either side of the following described center line beginning at the Northwest corner of the NE 1/4 NW 1/4 of Section 32, Township 39 South, Range 10 East, W.M.; thence East along the North line of the NE 1/4 NW 1/4 405 feet; thence South parallel to the West line of the NE 1/4 NW 1/4 330 feet; thence South parallel to the West line of the NE 1/4 NW 1/4 330 feet to the true point of beginning; thence East parallel to the North line of the NE 1/4 NW 1/4 805.0 feet;

A parcel of land in Section 32, Township 39 South, Range 10 East of the Willamette Meridian, more particularly described as follows: Beginning at the intersection with the East line of the W 1/2, NW 1/4 NE 1/4 of Section 32, Township 39 South Range 10 East of the Willamette Meridian and the South right of the way line of Hill Road; thence S. 89°52' W. along the South right of way line of Hill Road 825 feet to the true point of beginning of this description; thence S. 89°52' W. 409 feet; thence S. 0°08' E. 320 feet; thence N. 89°52' E 409 feet; thence N 0°08' W. 320 feet to the point of beginning.

Klamath County Tax Lot Numbers: R603038	18.16 acres - TL700
R603029	3.00 acres - TL 600 excluded

CORRECTION DEED