M06-10146

Klamath County, Oregon 05/19/2006 02:00:26 PM Pages 3 Fee: \$31.00

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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BARGAIN AND SALE DEED - 1

31 ok Ren: margaret John

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 AND 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 ORS 197.352.

In Witness values value	Whereof, the G	hereof, the Grantors have executed this instrument this <u>If</u> day of May,		
2000.				
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		ŁŐYA	AL G. GARBODEN	
		lehan	shethe barboden	
STATE OF OREGO	TM)	EIGZ	ABETH E. GARBODEN	
STATE OF OREGO	(
_) ss.			
County of Klamath)			

On May 16/1, 2006, Loyal G. Garboden and Elizabeth E. Garboden personally appeared before me and acknowledged the foregoing to be their voluntary act and deed.



Notary Public for Oregon

My Commission Expires: 4.12-06

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 to the true point of beginning; thence East parallel to the North line of the NE 1/4 NW 1/4 300 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 ½, 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