

AFTER RECORDING, RETURN TO:

William M. Ganong  
Attorney at Law  
514 Walnut Avenue  
Klamath Falls OR 97601

SEND TAX STATEMENTS TO:

Barbara S. Mollison, Trustee  
400 Conger Avenue  
Klamath Falls OR 97601

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**BARGAIN AND SALE DEED**

Barbara S. Mollison, Grantor, conveys unto Barbara S. Mollison, Trustee of the Barbara S. Mollison Family Trust, uda May 25, 2006, and her successors in Trust, Grantees, her interest in the real property located in Klamath County, Oregon, which is more particularly described as follows:

Commencing at the intersection of the center of Conger Avenue and Main Street according to the recorded plat of the survey of Conger Avenue as recorded in Plat Book 2 at Page 2, in the office of the County Clerk of Klamath County, Oregon, taking the center of Main Street as N. 66°42' E; thence N. 19° 48' W., 465.5 feet; thence N. 42° 18' W., 159.33 feet; thence S. 49° 30' W., 17.5 feet to the beginning of the description of this land to be conveyed, said beginning being a point on the southwesterly boundary of Conger Avenue; thence S. 49° 30' W., 125 feet; thence N. 76° 44' W., 49.7 feet; thence S. 49° 30' W., 18.0 feet; thence N. 42° 18' W., 50.5 feet; thence N. 49° 30' E., 171.0 feet, more or less, to the southwesterly boundary of Conger Avenue; thence S. 42° 18' E., 90.8 feet, more or less, to the point of beginning.

Subject to the easement agreement for driveway purposes dated August 20, 1956, between Rose M. Poole, a widow, and Mary Telford and Ray Telford, wife and husband, recorded September 7, 1956, in Vol. 286, at page 402, of Klamath County Deed Records, and together with the benefits thereof.

And further giving and granting unto grantees and their heirs and assigns as owners of the above described property, the perpetual easement for driveway and parking purposes over the following described land:

Beginning at the most westerly corner of the parcel of land first herein described; thence S. 42° 18' E., 50.5 feet; thence S. 49° 30' W., 14.0 feet; thence N. 42° 18' W., 50.5 feet; thence N. 39° 30' E., 14.0 feet, more or less, to the point of beginning.

But reserving unto Grantor, her heirs and assigns, the perpetual easement for driveway and parking purposes over the following described land:

Beginning at the most westerly corner of the parcel of land first herein described; thence S. 42° 18' E., 50.5 feet; thence N. 49° 30' E., 12.0 feet; thence N. 42° 18' W., 50.5 feet; thence S. 49° 30' W., 12.0 feet, more or less, to the point of beginning.

Klamath County Assessor's Account No. R-3809-032BD-12400-000

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This deed is made for estate planning purposes and no consideration has been paid heretofore.

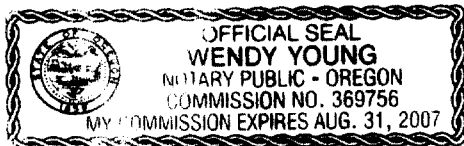
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND 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 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated this 25 day of May, 2005.

Barbara S. Mollison  
Barbara S. Mollison

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on May 25, 2005 by Barbara S. Mollison in her capacity as Trustee of the Barbara S. Mollison Family Trust, uda May 25, 2006.



Wendy Young  
Notary Public for Oregon  
My Commission Expires: 8.31.2007