

MTC 1396-7742

THIS SPACE RESERVED FOR RECORDER'S USE

WALTER L. MODEN

4747A S. 6<sup>TH</sup> St.

Klamath Falls, OR 97601

Grantor's Name and Address

Chris L. Rookstool & Jack L. Rookstool

4747-A S. 6th St.

Klamath Falls, OR 97603

Grantee's Name and Address

After recording return to:

Chris L. Rookstool & Jack L. Rookstool

4747-A S. 6th St.

Klamath Falls, OR 97603

Until a change is requested all

tax statements shall be sent to

The following address:

Chris L. Rookstool & Jack L. Rookstool

4747-A S. 6th St.

Klamath Falls, OR 97603

**M06-11871**

Klamath County, Oregon

06/12/2006 10:57:37 AM

Pages 2 Fee: \$26.00

**BARGAIN AND SALE DEED**

KNOW ALL MEN BY THESE PRESENTS, That WALTER L. MODEN, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto CHRIS L. ROOKSTOOL AND JACK L. ROOKSTOOL, each as to an undivided  $\frac{1}{2}$  interest, as tenants in common, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anyway appertaining, situated in the County of **KLAMATH**, State of Oregon, described as follows,

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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 DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

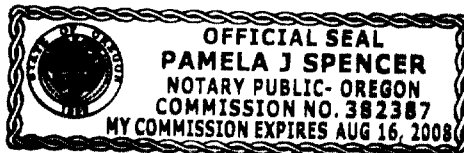
The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$0.00**.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 9th day of June, 2006; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Walter L. Moden  
WALTER L. MODEN



State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on June 9, 2006 by Walter L. Moden.

Pamela J. Spencer  
(Notary Public for Oregon)

My commission expires 8/16/2008

26.00

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Beginning at a point which is 331.4 feet South of the Northwest corner of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, said point being on the West line of said Section 11; thence South 89 degrees 48' East a distance of 262.5 feet; thence South a distance of 82.95 feet; thence North 89 degrees 48' West a distance of 262.5 feet; thence North a distance of 82.95 feet to the place of beginning, EXCEPTING THEREFROM that portion lying within the existing roadway.