

M06-12425

Klamath County, Oregon

06/19/2006 08:11:47 AM

Pages 1 Fee: \$21.00

Grantors: Randall W. Strub and Deborah L. Strub
17894 South Forsythe Road
Oregon City, Oregon 97045

Send all tax statements to Grantee:

Randall W. Strub and Deborah L. Strub, Trustees
Strub Living Trust
17894 South Forsythe Road
Oregon City, Oregon 97045

After recording, return to:

BRISLAWN LOFTON GREGOREK, PLLC
ATTN: LoraLee Allen, Paralegal
3450 Carillon Point
Kirkland, Washington 98033

BARGAIN AND SALE DEED

RESERVED FOR RECORDER'S USE

KNOW ALL BY THESE PRESENTS that Randall W. Strub and Deborah L. Strub, husband and wife, hereinafter called grantors, for no consideration other than estate planning, do hereby grant, bargain, sell and convey unto Randall W. Strub and Deborah L. Strub, Trustees, and the Successor Trustees of Strub Living Trust, dated April 3, 2006, 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 any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

That part of the W1/2 of the W1/2 of Section 16, Township 28 South, Range 8 East of the Willamette Meridian, lying within a strip of land 100 feet in width being 50 feet on each side of the center line of the Oregon Trunk Railway as the same is now staked out over and across the above described tract said center line being more particularly described as follows: Beginning at Station 160 plus 25.3 a point on the North line of Section 16, Township 28 South, Range 8 East of the Willamette Meridian, 674.7 feet East from the Northwest corner of Section 16, thence South 5°06' West 5304.1 feet to Sta. 213+29.4 a point on the South line of said Section 16 245.3 feet East from the Southwest corner of said Section 16 said strip having a length measured along said center line of 5405.1 feet more or less; ALSO two additional strips of land lying in the W1/2 of Section 16, Township 28 South, Range 8 East of the Willamette Meridian, one strip of land being 30 feet in width lying adjacent to, parallel with and on the Westerly side of the above described 100 foot strip of land, through the aforesaid Section 16, Township 28 South, Range 8 East of the Willamette Meridian and the other strip of land being 150 feet in width, lying adjacent to, parallel with and on the Easterly side of the above-described 100 foot strip of land, through the aforesaid Section 16 both strips extending from a line drawn at right angles to Station 171+80 South to a line drawn at right angles to Station 200+25 a distance of 2844.2 feet, more or less.

Property Address: N/A Bare land Tax Account #R87444

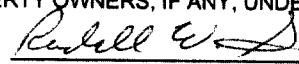
SUBJECT TO: agreements, easements, reservations, restrictions, limitations, exceptions, covenants, conditions, rights of way, other rights of the public, zoning ordinances, deeds of trusts, mortgages, liens, taxes, assessments and encumbrances of record.


Grantors give a special power of attorney to the Trustees of Strub Living Trust to execute title transfers as may be required.

IN WITNESS WHEREOF, We set our hands on June 13th, 2006.

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.

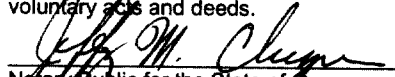
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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, 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.


Randall W. Strub, Grantor


Deborah L. Strub, Grantor

STATE OF OREGON }
COUNTY OF MULTNOMAH } ss.

On June 13, 2006, before me appeared Randall W. Strub and Deborah L. Strub, who proved to me to be the persons whose names are subscribed to this instrument, consisting of one (1) page, and acknowledged they executed it as their voluntary acts and deeds.


Notary Public for the State of Oregon
2500 SW Macadam Avenue, Suite 300, Portland, OR
My Commission Expires: 1/27/2008

