

ES NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



M06-13506

Klamath County, Oregon

07/03/2006 02:08:29 PM

Pages 4 Fee: \$36.00

Grantor's Name and Address

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Lenora Denzil Moore
 5506 Balsam Dr
 Klamath Falls, OR 97601

Until requested otherwise, send all tax statements to (Name, Address, Zip):

No Change

Same as above

SP.

RE

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Harold D. Bohm and Pauleen J. Bohm, Husband and wife
Cynthia L. Sperry and Michael W. Black and Latrisha L. Black, Husband and wife
 hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
Lenora Denzil Moore, Trustee for the Living Trust of Lenora Denzil Moore
 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:

See attached Legal Description

**The purpose of this conveyance is to clarify the legal description of the Grantees property.

R-3908-012c-00100

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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. ① However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. ② (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

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 on 2006; if grantor is a corporation, 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.

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, 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)).

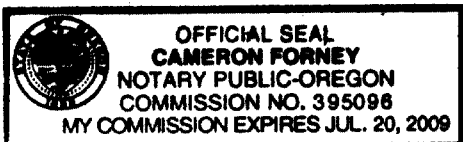
Harold D. Bohm
 Harold D. Bohm

Pauleen J. Bohm
 Pauleen J. Bohm

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on June 6th, 2006
 by Harold D. Bohm and Pauleen J. Bohm

This instrument was acknowledged before me on _____
 by _____
 as _____
 of _____



Cameron Forney
 Notary Public for Oregon

My commission expires July 20, 2009

36

GRANTOR SIGNATURE PAGE

Michael W. Black
Michael W. Black

Latrishia Black
Latrishia L. Black

STATE OF OREGON, COUNTY OF KLAMATH

This instrument was acknowledged before me on June 13th, 2006

By Michael W. Black and Latrishia L. Black

Cameron Forney
Notary Public
State of Oregon
My Commission expires: July 20, 2009

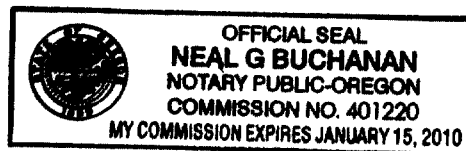


Cynthia L. Sperry
By David L. Sperry ATTORNEY IN FACT
Cynthia L. Sperry

STATE OF OREGON, COUNTY OF KLAMATH

Attorney in Fact for
This instrument was acknowledged before me on June 28, 2006 by David L. Sperry,
By Cynthia L. Sperry

Neal G. Buchanan
Notary Public
State of OREGON
My Commission expires: 1-15-10



TRU SURVEYING, INC. LINE

2333 SUMMERS LANE
KLAMATH FALLS, OREGON 97603
PHONE: (541) 884-3691

DENNIS A ENSOR O.L.S

JOHN HEATON L.S.I.T.

April 20, 2006

Legal Description

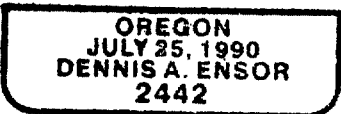
A tract of land situated in the NE1/4 SW1/4 of section 12, T39S, R8EWM, Klamath County, Oregon, being more particularly described as follows:

Beginning at the center 1/4 corner of said section 12, said center 1/4 corner based on "DeWitt Home Tracts", according to the official plat thereof on file at the office of the Klamath County Clerk; thence S00°04'00"W, along the West line of said "DeWitt Home Tracts", 30.00 feet to the true point of beginning of this description; thence S00°04'00"W, continuing along the said West line, 650.00 feet; thence, leaving said West line, West 659.21 feet; thence South 647.63 feet; thence N89°31'26"E 658.48 feet to a point on the West boundary of said "DeWitt Home Tracts"; thence S00°04'00"W 6.74 feet to the Southwest corner of said "DeWitt Home Tracts"; thence N89°50'40"E, along the South line of said "DeWitt Home Tracts", 76.30 feet to a point on the North-South center section line by subdivision of section 12; thence S01°04'04'37"E, along the said North-South center section line, 22.83 feet to the C-S1/16 corner as established by subdivision of section 12; thence S89°31'26"W, along the South line of the said NE1/4 SW1/4 by subdivision of section 12, 1343.05 feet to the SW1/16 corner of said section 12; thence N01°56'00"W, along the West line of the said NE1/4 SW1/4 by subdivision of section 12, 779.25 feet to the Southwest corner of parcel 2 of "Major Land Partition No 81-05"; thence, along the boundary of said parcel 2, N89°49'00"E 150.00 feet and N01°56'00"W 290.00 feet to the Northeast corner of said parcel 2; thence leaving the boundary of said parcel 2, N01°56'00"W 259.98 feet to a point on the South right of way line of Balsam Drive; thence N89°49'00"E, along the said South right of way line, 339.68 feet to the Northwest of that tract of land described in deed volume M82 page 12,595

of the Klamath County deed records; thence South, along the boundary of said deed volume, 289.00 feet; thence N89°49'00"E along the South line of deed volumes M82 page 12,595, M04 page 03884 and M98 page 29,600, 561.00 feet to the Southeast corner of said deed Volume M98 page 29,600; thence North, along the East line of said deed volume, 289.00 feet to a point on the South right of way line of Balsam Drive; thence N89°49'00"E, along the said right of way line, 259.99 feet to the point of beginning, containing 23.85 acres, more or less, with bearings based on record of survey 3572 on file at the office of the Klamath County Surveyor.



Dennis A. Ensor



Dennis A. Ensor

Dennis A. Ensor O.L.S 2442

Expires 12-31-2007