

THIS SPACE

2006-015639

Klamath County, Oregon



00000270200600156390020022

08/03/2006 10:26:58 AM

Fee: \$26.00

Barney Calmes

PO Box 42

Keno, OR 97627

Grantor's Name and Address

Barney D. Calmes

Grantee's Name and Address

After recording return to:

Barney D. Calmes

Until a change is requested all tax statements  
shall be sent to the following address:

Barney D. Calmes

Escrow No.

BSD=====

### BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That BARNEY CALMES, also known as BARNEY FERRIS CALMES, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto BARNEY D. CALMES AND LORIE A. CALMES, as tenants by the entirety, 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, to wit

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.**

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.

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 **A GIFT**.

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 3rd day of August, 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.

Barney Calmes  
Barney Calmes

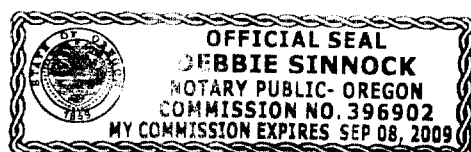
State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 8-3-, 2006 by Barney Calmes.

Debbie Sinnock  
(Notary Public for Oregon)

My commission expires 9-8-09



## EXHIBIT "A"

A tract of land in the SE1/4 NW1/4 of Section 17, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Northwest corner of that tract of land conveyed to Jack Wegner and Cheri Wegner, as tenants by the entirety, by deed recorded February 13, 1968 in Volume M68, page 1108, Microfilm Records of Klamath County, Oregon, said point described as follows:

Beginning at a 5/8" iron pin on the Easterly right-of-way line of the Keno-Worden County Road, said point being South 00° 09' 31" East, 1940.23 feet and East, 2316.47 feet from the Northwest corner of said Section 17; thence North 18° 43' 06" East, 283.60 feet; thence South 71° 16' 54" East, 8.00 feet; thence North 18° 43' 06" East, 6.00 feet; thence North 71° 16' 54" West, 8.00 feet; thence North 18° 43' 06" East, 110.40 feet; thence North 71° 16' 54" West, 175.00 feet to said Northwest corner of said Wegner tract; thence South 18° 43' 06" West 9.04 feet to the True Point of Beginning of the tract herein described; thence North 28° 50' 54" East 118.55 feet; thence South 71° 16' 54" 300.20 feet to the Northeasterly corner of the tract herein described; thence South 18° 43' 06" West 70.89 feet to the Northeast corner of that tract of land conveyed to Jack Wegner and Cheri Wegner, husband and wife, by deed recorded August 4, 1994 in Volume M94, page 24099, Microfilm Records of Klamath County, Oregon; thence North 71° 16' 54" West 212.67 feet along the Northerly line of said Wegner tracts to the True Point of Beginning.

Tax Account No: 4008-017BD-00300-000

Key No: 623276