

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



MTC 1396-7950

Jeff Vinyard

PO Box 250

Jacksonville, OR 97530

Grantor's Name and Address

Brian & Genevieve Case

2316 Derry CT

Medford OR 97504

Grantee's Name and Address

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

Brian Case

2316 Derry CT

Medford OR. 97504

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

Jeff Vinyard

PO Box 250

Jacksonville OR 97530

2006-016021

Klamath County, Oregon



00000754200600160210020027

SPACE RE

08/09/2006 02:58:20 PM

Fee: \$26.00

RE

BARGAIN AND SALE DEED - STATUTORY FORM

Jeff Vinyard

_____, Grantor,
conveys to Brian J. Case and Genevieve Case, Trustees or their successor's in Trust under the
Case Loving Trust dated Feb. 1, 2000 and any amendments thereof. _____, Grantee,
the following real property situated in Klamath County, Oregon, to-wit: See Exhibit "A"

Attached hereto. Upon Sale or Transfer of the above property
Grantor agrees to pay Grantee's seventyfive Thousand dollars
or 21% of Sales price less closing cost which ever is greater.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

The true consideration for this conveyance is \$ 60,000⁰⁰. (Here, comply with the requirements of ORS 93.030.)

DATED August 4, 2006

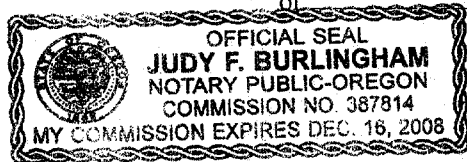
_____; if a corporate grantor, it has caused its name to be signed and its seal, if
any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFER-
RING 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 REGULA-
TIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPRO-
PRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED
USES, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOR-
EST 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)).

STATE OF OREGON, County of Jackson

This instrument was acknowledged before me on August 4, 2006
by Jeff Vinyard

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



Notary Public for Oregon

My commission expires 12/16/08

2600

EXHIBIT "A"
LEGAL DESCRIPTION

All that portion of the following described property which lies North of a line running East and West parallel to the North and South lines of Lot 2 (SW1/4 SW1/4) of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, said line being midway between said North and South lines.

Beginning at the Northwest corner of Lot 2 (SW1/4 SW1/4) of Section 32; thence East along the North lot line to the most Westerly line of Block 9 of LAKESIDE ADDITION to the City of Klamath Falls; thence Southeasterly along said Westerly line to the Southwest corner of Lot 4 in said Block 9; thence Northeasterly along the South line of said Lot 4 and of South Georgia Street 150 feet, more or less, to the Southwest corner of Lot 4 in Block 8 of Lakeside Addition; thence Southeasterly along the Easterly line of South Georgia Street extended 250 feet; thence Northeasterly at right angles to said Georgia Street 100 feet, more or less, to the Westerly line of South Rogers Street; thence Southeasterly along Rogers Street 50 feet; thence Southwesterly at right angles to said street 100 feet; thence Southeasterly parallel to and 100 feet from said Rogers Street 420 feet; thence Northeasterly at right angles 100 feet to the Westerly line of South Rogers Street extended; thence Northwesterly along said line 60 feet; thence Northeasterly 50 feet, more or less, to the Southwest corner of Lot 22 in Block 7 of Lakeside Addition; thence Southeasterly along the Easterly line of said South Rogers Street extended to the South line of Section 32; thence Westerly along said section line to the Southwest corner of Section 32; thence North along the section line between Sections 31 and 32 to the point of beginning.

SAVING AND EXCEPTING all that portion of Lot 13 of Block 9 of vacated Lakeside Addition to the City of Klamath Falls, Oregon.

Tax Account No: 3809-032CC-04200-000

Key No: 631007

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.