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76088

MTC 76088



2006-016448

Klamath County, Oregon



00001276200600164480020029

08/15/2006 03:21:22 PM

Fee: \$26.00

Return to:
Roderick A. Bair
1744 Kimberly Drive
Klamath Falls, OR 97603

Until a change is requested, all tax statements shall be sent
to the following address:
Roderick A. Bair
1744 Kimberly Drive
Klamath Falls, OR 97603

STATUTORY BARGAIN AND SALE DEED

Inman, who acquired title as Juanita A. Bair
Juanita A. [↑], Grantor, conveys to Roderick A. Bair and Kimberly Bair, as tenants by the
entirety,, Grantee, the following described real property:

SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF

Tax Account No. 219819/600601

The true consideration for this conveyance is \$25,764.06

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 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 AND TO INQUIRE ABOUT THE
RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

Dated 10th day of August, 2006

Juanita A. Inman
Juanita A. Inman

STATE OF OREGON
COUNTY OF Klamath

The foregoing instrument was acknowledged before me this 10th day of August, 2006
by Juanita A. Inman.

Pamela J Spencer

Notary Public State of Oregon

My commission expires: 8/16/2008

Order No. 44g0443420

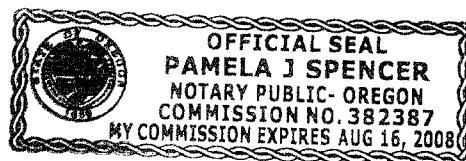


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

That certain real property situated in Sections 1 and 2 of Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and being a portion of the North 200 feet of the South 1438 feet of the W1/2 W1/2 NW1/4 of Section 1, and that portion of the E1/2 E1/2 NE1/4 of Section 2 that lays Easterly of the Chiloquin Ridge Road, and being more particularly described as follows:

Beginning at a point on the Section line common to said Sections 1 and 2, said point being North 00° 31' 52" East 1238.00 feet from the 1/4 corner common to Sections 1 and 2; thence Easterly parallel to the East – West centerline of said Section 1, 66.00 feet to a point; thence North 00° 31' 52" East 200.00 feet to a point; thence Westerly parallel to the East – West centerline of said Section 1, 66.00 feet to the Section line common to said Sections 1 and 2; thence South 89° 07' 05" West 169.65 feet to a point on the Easterly right of way line of the Chiloquin Ridge Road; thence South 00° 42' 52" West 200.02 feet along said right of way line to a point; thence North 89° 07' 05" East 170.29 feet to the point of beginning.

PARCEL 2:

The North 200 feet of the following described real property:

The South 1438 feet of the W1/2 W1/2 NW1/4 of Section 1 and that portion of the E1/2 E1/2 NE1/4 of Section 2 that lays Easterly of Chiloquin Ridge Road, all in Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM THE FOLLOWING:

Beginning at a point on the Section line common to said Sections 1 and 2, said point being North 00° 31' 52" East 1238.00 feet from the 1/4 corner common to Sections 1 and 2; thence Easterly parallel to the East – West centerline of said Section 1, 66.00 feet to a point; thence North 00° 31' 52" East 200.00 feet to a point; thence Westerly parallel to the East – West centerline of said Section 1, 66.00 feet to the Section line common to said Sections 1 and 2; thence South 00° 31' 52" West 200.00 feet to the point of beginning.

Tax Account No: 3507-00200-00400-000
Tax Account No: 3507-00200-00400-000

Key No: 219819
Key No: 600601