

AFTER RECORDING, RETURN TO:
William M. Ganong
Attorney at Law
514 Walnut Avenue
Klamath Falls OR 97601

2006-018430
Klamath County, Oregon



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SEND TAX STATEMENTS TO:

No Change

09/13/2006 09:08:58 AM

Fee: \$31.00

BARGAIN AND SALE DEED

Joseph Randall Jertberg, also known as Randy Jertberg, and Laura Jean Murie Jertberg, also known as Laura Jertberg, Grantors, convey unto Joseph Randall Jertberg and Laura M. Jertberg, as Trustees of the R & L Jertberg Family Trust, dated April 25, 2005, and their successors in Trust, Grantees, their interest in the real property located in Klamath County, Oregon, which is more particularly described as follows:

Parcel No. 1:

The SE 1/4 of NE 1/4 Section 31, the NW 1/4 of SW 1/4 Section 32 and the SW 1/4 of NW 1/4 Section 32, Township 39 South, Range 11½ East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Subject to:

1. A 200' building set back from the north line of the SE 1/4 NE1/4 of Section 31 and SW 1/4 NW 1/4 Section 32, Township 39 South, Range 11½ East of the Willamette Meridian in the County of Klamath, State of Oregon.

Together with:

1. A perpetual non-exclusive easement for ingress and egress subject to the terms and provisions thereof in that certain instrument dated June 26, 1979 and recorded June 27, 1979 in Volume M79, page 15171, Microfilm Records of Klamath County, Oregon; and

2. An easement created by instrument dated August 15, 1979 and recorded August 22, 1979 in Volume M79, page 19942, Microfilm Records of Klamath County, Oregon.

Assessor's Parcel Nos.	R-3911-V0000-06300-000	Key # R616907
	R-3911-V0000-06300-000	Key # R778279
	R-3911-V3200-00300-000	Key # R616925
	R-3911-V3200-00300-000	Key # R878639

Parcel No. 2:

NE1/4 SE1/4 Section 31, Township 39 South, Range 11½ East of the Willamette Meridian, Klamath County, Oregon.

Parcel No. 3:

See legal description more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference.

Parcel No. 4:

That portion of Parcel 2 of Klamath County, Oregon Land Partition 41-01 lying in the East 1/2 of the Southwest 1/4 of Section 32, Township 39 South, Range 11½ E., W.M., Klamath County, Oregon.

Klamath County Assessor's Parcel No. R-3911-V3200-00901-000 Key# 616916

This deed is made for estate planning purposes and no consideration has been paid heretofore.

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 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

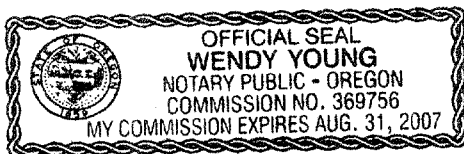
Dated this 7th day of September, 2006.

Joseph Randall Jertberg
Joseph Randall Jertberg, aka Randy Jertberg

Laura Jean Murie Jertberg
Laura Jean Murie Jertberg, aka Laura Jertberg

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on Sept. 7, 2006 by Joseph Randall Jertberg, aka Randy Jertberg, and Laura Jean Murie Jertberg, aka Laura Jertberg.



Wendy Young
Notary Public for Oregon
My Commission Expires: 8.31.2007

EXHIBIT "A"

DESCRIPTION

The following described real property situate in Klamath County, Oregon:

The NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 31 and the N $\frac{1}{4}$ of the NW $\frac{1}{4}$ and SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 32, Township 39 South, Range 11 $\frac{1}{2}$ East of the Willamette Meridian in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM that portion of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 32 at a point thereon distant 30 feet South of the quarter corner between Sections 29 and 32 of Township 39 South, Range 11 $\frac{1}{2}$ East of the Willamette Meridian; thence South 300 feet; thence West 145 feet; thence North 300 feet; thence East 145 feet to the point of beginning,

TOGETHER WITH:

A non-exclusive easement for ingress and egress over and across a 30 foot wide strip of land in Section 32, Township 39 South, Range 11 $\frac{1}{2}$ East Willamette Meridian, County of Klamath, State of Oregon, being 15 feet on each side of the following described centerline.

Beginning at a point on the East boundary of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ Section 32 from which the center $\frac{1}{4}$ corner Section 32 bears N. 00°12'47" W. 15.00 feet; thence S. 89°53'23" W. 398.80 feet and parallel to and 15.00 feet distance from the North boundary of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ Section 32 to a point of curvature; thence Southwesterly 212.04 feet along the arc of 149.99 foot radius curve to the left (the long chord bears S. 49°23'23" W. 194.82 feet) to the point of tangency; thence S. 8°53'23" W. 253.25 feet to a point of curvature; thence Southwesterly and Northwesterly 294.00 feet along the arc of a 114.59 foot radius curve to the right (the long chord bears S. 82°23'23" W. 219.74 feet) to the point of tangency; thence N. 24°06'37" W. 346.30 feet to a point of curvature; thence Northwesterly 172.78 feet along the arc of a 149.99 foot radius curve to the left (the long chord bears N. 57°06'37" W. 163.38 feet) to the point of tangency; thence S. 89°53'23" W. 243.10 feet and parallel to and 15.00 feet distance from the North boundary of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ Section 32 to the intersection of the West boundary of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ Section 32, to point of ending.

And an easement for ingress and egress over a 30 foot right of way on the Northerly side of NE $\frac{1}{4}$ SW $\frac{1}{4}$ Section 32, Township 39 South, Range 11 $\frac{1}{2}$ East of the Willamette Meridian, as described in Deed Volume M79 page 15172 and 15173. AND a non-exclusive easement for ingress and egress over and across a 30 foot strip along the East boundary of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ and along the North 30 feet of the East boundary of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 32, Township 39 South, Range 11 $\frac{1}{2}$ East of the Willamette Meridian.