

ESC

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



Fisher, Johnnie B. & Eldeen A.
8206 Hwy 39
Klamath Falls, Or. 97603-9712

Grantor's Name and Address

Anna E. DeNault
18670 So. Gracie Rd.
Oregon City, Or. 97045

Grantee's Name and Address

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

Anna E. DeNault
18670 So. Gracie Rd.
Oregon City, Or. 97045

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

Johnnie B. & Eldeen A. Fisher
8206 Hwy 39
Klamath Falls, Or.
97603-9712

2006-024437

Klamath County, Oregon



00010661200600244370020026

SPACE RESE
FOR
RECORDER'S

12/11/2006 10:14:01 AM

Fee: \$26.00

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Johnnie B. Fisher & Eldeen A. Fisher, as Trustees of The Fisher Trust hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Anna E. DeNault 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 Exhibit A attached
here to + made a part here of

* Love and Affection

(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 \$ X. 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 December 11, 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 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, 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.

Johnnie B. Fisher, as trustee
Johnnie B. Fisher, As Trustee + individually

Eldeen A. Fisher, as Trustee
Eldeen A. Fisher, As Trustee + individually

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on _____,

by _____

This instrument was acknowledged before me on December 11, 2006,by Johnnie B. Fisher, as Trustee + individually & Eldeen A. Fisher,as as Trustee + individually of The Fisher Trust

of _____

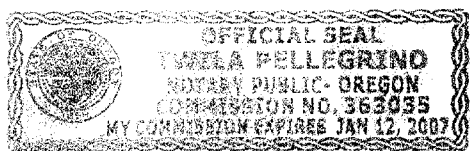
Twila Pellegrino
Notary Public for OregonMy commission expires 1-12-2007

EXHIBIT A

Two parcels of land situated in the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 25, T39S, R9 EWM, Klamath County, Oregon, being a portion of that tract of land described in Deed Volume 343, Page 362, Klamath County Deed Records and being more particularly described as follows:

PARCEL NO. 1: Beginning at a point in the easterly boundary of said Section 25 from which the northeast corner of said Section 25 bears North 1293.0 feet; thence S89°33'W along the centerline of the County Road 280 feet; thence South parallel with the east line of said Section 25 126.0 feet; thence N89°33'E parallel with said County Road 280 feet to the east line of said Section 25; thence North along the east line of said Section 25 126.0 feet to the point of beginning containing 0.81 acres, more or less, including the County Road and the State Highway right-of-way.

PARCEL NO. 2: Beginning at the northwest corner of that tract of land described in said deed record, said point being South 1293.0 feet and S89°33'W373.5 feet from the northeast corner of said Section 25; thence South parallel with the east line of said Section 25 52.0 feet; thence N89°33'E parallel with said County Road 13.0 feet; thence North parallel with the east line of said Section 25 52.0 feet to the centerline of the County Road; thence S89°33'W along the centerline of the County Road 13.0 feet to the point of beginning, containing the existing well, pump and pump house.

The above described parcels of land include an easement for the use of and maintenance of the existing waterline connecting the pumphouse on Parcel No. 2 with the house on Parcel No.1. Said parcels of land are subject to an easement for a ditch or pipeline to convey irrigation water from the present lateral easterly along the southerly side of the County Road.