

BARGAIN AND SALE DEED

Grantor: Laura G. Dempsey
2960 W. Monte Vista
Modesto, CA 95358 95358

2007-000236
Klamath County, Oregon

Grantee: Winifred M. Mendiboure
PO Box 23
Malin, OR 97632



01/05/2007 11:05:32 AM

Fee: \$26.00

After recording, return and send tax statements to:
Mary Mendiboure
PO Box 127
Madeline, CA 96119

Consideration: \$0.00

KNOW ALL MEN BY THESE PRESENTS, That **Laura G. Dempsey**, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Winifred M. Mendiboure**, 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 anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

See Exhibit A, attached hereto and incorporated by this reference.

(This deed is intended to extinguish any interest of Laura G. Dempsey in said real property and vest the entire interest in Winifred M. Mendiboure.)

To Have and to Hold the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$0.00**. However, the actual consideration consists of **other good and valuable consideration, the receipt of which is hereby acknowledged**.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

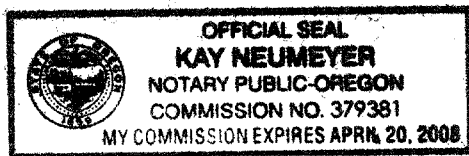
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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.

In Witness Whereof, the Grantor has executed this instrument this 21 day of 12, 2006; if a corporate Grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

Laura G. Dempsey

Oregon
STATE OF CALIFORNIA)
Klamath) ss.
County of Stanislaus)

This instrument was acknowledged before me on December 21, 2006 by **Laura G. Dempsey**, as Grantor.



Notary Public for California Oregon
My Commission Expires: April 20, 2008

26✓

Exhibit A

Lot 3 and the Southwest quarter of the Northwest quarter (being Lot 2), all in Section 19, Township 41 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO;

1. All real property taxes, if any.
2. The premises herein described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied; in addition thereto a penalty may be levied if notice of disqualification is not timely given and Grantee assumes responsibility for all of the same.
3. Inclusion in the Klamath Project and the Malin Irrigation District and the liens, assessments, rules, regulations and easements and rights of way thereof and all laws concerning the same.
4. Reservations, restrictions and easements as contained in Patent recorded August 8, 1900 in Volume 13, page 138, Deed Records of Klamath County, Oregon.
5. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
6. Right of way easement, including the terms and provisions thereof,
Dated: February 12, 1974
Recorded: February 15, 1974
Volume: M74, page 2436, Microfilm Records of Klamath County, Oregon
In favor of: Pacific Power and Light Company, a Corporation
For: Wire lines
7. Building and Use Restrictions, Zoning Ordinances, Easements of Record and those apparent and common to other Real Estate in the Area.