

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

SEND TAX STATEMENTS TO:
David R. LaMothe
5008 Fairway Road
Westwood KS 66205

2007-002814
Klamath County, Oregon



00015415200700028140010012

02/16/2007 03:26:16 PM

Fee: \$21.00

BARGAIN AND SALE DEED

James A. Popson, as Successor Trustee of the Andrew Popson Living Trust dated October 15, 1976 as to an undivided one-half (1/2) interest, and as Successor Trustee of the Dorothy D. Popson Living Trust dated October 15, 1976, as to an undivided one-half (1/2) interest, Grantor, conveys unto David R. LaMothe and Mark Schoellkopf, as tenants in common with rights of survivorship, Grantees, each Trust's undivided one-half (1/2) interest in the real property located in Klamath County, Oregon, which is more particularly described as follows:

The Southerly 120 feet of Lot 3, Block 3, Town of Fort Klamath, Oregon, according to the duly recorded plat thereof on file in Klamath County, Oregon in its "AS IS" condition;

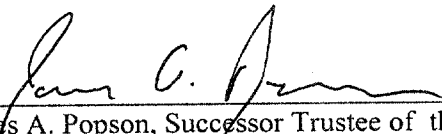
Together with the easement described in the Deed recorded on June 8, 1998 in Volume M98 at Page 19473 of the official records of Klamath County, Oregon, described as: an easement and right to use water from a well located on the southerly 50 feet of the Northerly 60 feet of Lot 4, Block 3, Fort Klamath, Oregon, for domestic purposes for use on the real property herein conveyed and to maintain a pipeline from said well across the said southerly 50 feet of the northerly 60 feet of said Lot 4, Block 3, for the purpose of conveying water from said well to the property herein conveyed.

Klamath County Assessor's Parcel No. R-3307-V22BB-02700-000
Property ID Number R75830

The true and actual consideration paid for this transfer is \$50,000.

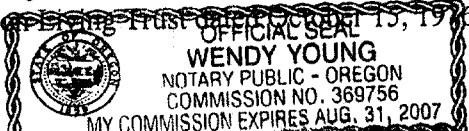
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING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

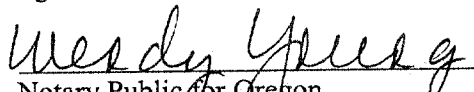
Dated this 16 day of February, 2007.


James A. Popson, Successor Trustee of the Andrew Popson Living Trust dated October 15, 1976 and the Dorothy D. Popson Living Trust dated October 15, 1976

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on February 16, 2007 by James A. Popson in his capacity as Successor Trustee of the Andrew Popson Living Trust dated October 15, 1976 and the Dorothy D. Popson Living Trust dated October 15, 1976.




Notary Public for Oregon
My Commission Expires: 8.31.2007