



04/12/2007 02:03:36 PM

Fee: \$21.00

After recording return to:  
Donald R. Crane  
303 Main Street, Suite 201  
Klamath Falls, Oregon 97601

**BARGAIN AND SALE DEED**

Willa Dean Sanders, Grantors, convey to Lyn G. Hardy, trustee of the Willa Dean Sanders Revocable Family Trust dated March 23, 2004, Grantee, the following described real property:

A piece or parcel of land situate in the North half of southeast quarter of northwest quarter of Section 11, Township 39 South, Range 9 East of Willamette Meridian, and more fully described as follows:

Beginning at a point in the center line of a 60 foot roadway from which the section corner common to Sections 2, 3, 10, and 11, Township 39 South, Range 9 East Willamette Meridian, and as marked on the ground by an iron pin driven therein, bears South 89°44 ½' West along the said roadway center line 1419.5 feet to a point in the West boundary of the said Section 11 and North 0°13 ½' West 1662.5 feet to said section corner and running thence North 0°01' West 331.45 feet to a point in the northerly boundary of the said north half of southeast quarter of northwest quarter of Section 11; thence North 89°47' East along said boundary line 65.7 feet; thence South 0°01' East 331.4 feet, more or less, to an intersection with the center line of the above mentioned roadway; thence South 89°44 ½' West along said roadway center line 65.7 feet, more or less, to the point of beginning,

Subject to contracts and/or liens for irrigation and/or drainage, and to easements and/or rights of way and/or reservations and restrictions of record and those apparent on the land.

The true consideration for this conveyance is \$-0-. This transaction is made for estate purposes only.

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.

Dated this 7 day of April, 2004.



Willa Dean Sanders  
WILLA DEAN SANDERS

STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on this 7<sup>th</sup> day of April, 2004, by Willa Dean Sanders.

Diane Loney  
Notary Public for Oregon  
My commission expires: March 27, 2007

Willa Dean Sanders

Grantors,

Lyn G. Hardy, Trustee of the Willa Dean Sanders Revocable Family Trust

Grantee.

Until a change is requested all tax statements shall be sent to the following address.

Lyn G. Hardy, Trusted of the Willa Dean Sanders Revocable Family Trust,  
(address) 4617 Denver Avenue  
Klamath Falls Or 97603