

2007-007274

Klamath County, Oregon

After Recording Return to:

MARYLYN SHEPPARD-BLAIR
P.O. BOX 1279
CHILOQUIN, OR 97624



00020667200700072740040040

Until a change is requested all tax statements
shall be sent to the following address:
SAME AS ABOVE

04/20/2007 02:51:38 PM

Fee: \$36.00

****This Bargain and Sale Deed is being recorded in counterpart****

ATE: 64568 PS

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That HOSIE JANE SAMSON AND ANTOINETTE SHEPPARD AND NEENA MCNAIR AND RANDY SHEPPARD, heirs of MARY SHEPPARD, deceased, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto MARYLYN SHEPPARD-BLAIR, 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 made a part hereof.

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 \$TO CONVEY TITLE.
(here comply with the requirements of ORS 93.930)

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)).

In Witness Whereof, the grantor has executed this instrument April 11, 2007; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Antoinette Sheppard
ANTOINETTE SHEPPARD

Hosie Jane Samson
HOSIE JANE SAMSON

Randy Sheppard
RANDY SHEPPARD

NEENA MCNAIR

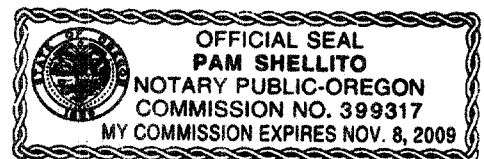
STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged before me this 11 day of April, 2007, by, HOSIE JANE SAMSON, ANTOINETTE SHEPPARD, NEENA MCNAIR AND RANDY SHEPPARD

Pam Shellito
Notary Public for Oregon

My commission expires: Nov 8, 2009

(SEAL)
(If executed by a corporation,
affix corporate seal)



BARGAIN AND SALE DEED
HOSIE JANE SAMSON AND ANTOINETTE SHEPPARD
AND NEENA MCNAIR AND RANDY SHEPPARD, as
grantor
and
MARYLYN SHEPPARD-BLAIR, as grantee

This document is recorded at the request of:
Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601
Order No.: 00064568

\$36-A

After Recording Return to:
MARYLYN SHEPPARD-BLAIR
P.O. BOX 1279
CHILOQUIN, OR 97624

Until a change is requested all tax statements
shall be sent to the following address:
SAME AS ABOVE

****This Bargain and Sale Deed is being recorded in counterpart****
BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **HOSIE JANE SAMSON AND ANTOINETTE SHEPPARD AND VARNINA MCNAIR AND RANDY SHEPPARD**, heirs of **MARY SHEPPARD**, deceased, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **MARYLYN SHEPPARD-BLAIR**, 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 made a part hereof.

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 **\$TO CONVEY TITLE**.
(here comply with the requirements of ORS 93.930)

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)).

In Witness Whereof, the grantor has executed this instrument **April 11, 2007**; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

ANTOINETTE SHEPPARD

HOSIE JANE SAMSON

Varnina McNaair

VARNINA MCNAIR

RANDY SHEPPARD

STATE OF OREGON, County of **Klamath** ss.

The foregoing instrument was acknowledged before me this _____ day of _____, 2007, by, **HOSIE JANE SAMSON, ANTOINETTE SHEPPARD, VARNINA MCNAIR AND RANDY SHEPPARD**

Notary Public for Oregon

My commission expires:

(SEAL)

(If executed by a corporation,
affix corporate seal)

BARGAIN AND SALE DEED
HOSIE JANE SAMSON AND ANTOINETTE SHEPPARD
AND VARNINA MCNAIR AND RANDY SHEPPARD, as
grantor
and
MARYLYN SHEPPARD-BLAIR, as grantee

This document is recorded at the request of:
Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601
Order No.: **00064568**

STATE OF CALIFORNIA)
) ss.
COUNTY OF NEVADA)

On this 19th day of April, in the year 2007, before me, Connie Crockett, a notary public, personally appeared VARNINA McNAIR personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity and that by her signature on the instrument the person or the entity upon behalf of which the person acted, executed this instrument. Witness my hand and Official Seal.

NOTARY SEAL

Connie Crockett
NOTARY PUBLIC

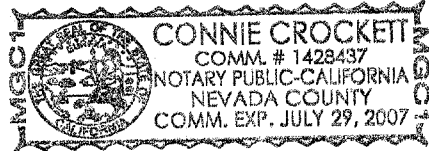


Exhibit A

Lot 28, TOWNSITE OF MODOC POINT, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

AND an undivided 1/4 interest in Lot 3, TOWNSITE OF MODOC POINT, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 070 MAP 3607-A15CA TL 01300 KEY #322573

CODE 070 MAP 3607-A15CA TL 02300-U01 KEY #322476