

2007-001688

Klamath County, Oregon

Leah C. Ferrell, Trustee

Grantor

01/31/2007 10:21:26 AM

Fee: \$26.00

David L. & Alice J. Ferrell
Grantee

RE RECORD to correct

2007-008252

Klamath County, Oregon

After recording return to:
David L. & Alice J. Ferrell
1817 Logan St.
Klamath Falls, OR 97601

LEGAL DOCUMENT

2007-001688



00021834200700082520030034

05/08/2007 09:06:03 AM

Fee: \$31.00

Until a change is
requested, all tax statements
shall be sent to the following address: GRANTEE

BARGAIN AND SALE DEED

Leah C. Ferrell, Trustee of the Ferrell Family Trust u.a.d. November 2, 1988, Grantor, conveys to the David L. Ferrell and Alice J. Ferrell, husband and wife, Grantee, the real property and all improvements thereon described in Exhibit "A" attached hereto, located in Klamath County, Oregon.

Grantors represent and warrant that except as previously disclosed in writing to the Grantee, no substances considered to be hazardous or toxic wastes under the Comprehensive Environmental Response, Compensation and Liability Act of 1980 or similar federal or state environmental regulations have been disposed of or otherwise released on, in, or under any real property now or hereafter conveyed by this deed to the knowledge of the Grantors.

This deed is absolute in effect and conveys fee simple title of the premises described to grantee and does not operate as a mortgage, trust conveyance, or security of any kind.

Consideration for this transfer is "other than money ."

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES. 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.

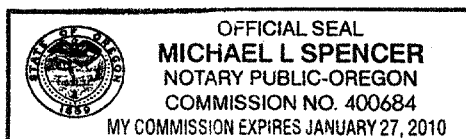
Dated this 31 day of December, 2007.

Leah C. Ferrell
Leah C. Ferrell, Trustee

STATE OF Oregon, County of Klamath)ss.

Personally appeared the above named Leah C. Ferrell and acknowledged the foregoing instrument to be her voluntary act and deed.

(S E A L)



Before me, [Signature]
Notary Public for Oregon
My Commissioner Expires: 1-27-2010

Exhibit "A"

Beginning at the Southwest corner of Tract 25 of Vicory Acres, according to the official plat thereof on file in Klamath County, Oregon; thence East along the South line of said lot 25 to the West line of Block 3 of Casa Manana, according to the official plat thereof on file in Klamath County, Oregon; thence North along the West line of said Block 3 to the South line of Block 1 of Casa Manana; thence West along the South line of Block 1 of Casa Manana and the South line of Block 1 extended to a point on the West line of Lot 25 Vicory Acres; thence South along the West line of Vicory Acres to the point of beginning.

Subject to contract and/or lien for irrigation and/or drainage; easements and rights of way of record or apparent on the land; easements and rights of way of record or apparent on the land, and to taxes for fiscal year commencing July 1, 1971, which are now a lien but not yet payable.

EXHIBIT "A"
LEGAL DESCRIPTION

That portion of Lot 25, VICORY ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning at the Southwest corner of said Lot 25; thence East along the South line of said Lot 25 to the West line of Block 3 of CASA MANANA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence North along the West line of Block 3 to the South line of Block 1 of CASA MANANA; thence West along the South line of Block 1 of CASA MANANA and the South line of Block 1 extended to a point on the West line of Lot 25, VICORY ACRES to the point of beginning.

EXCEPTING THEREFROM the Easterly 32 feet thereof conveyed to J.C. Beller and Sharon M. Beller, husband and wife, by deed recorded November 30, 1994 in Volume M94, page 36540, Microfilm Records of Klamath County, Oregon.