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06/13/2007 01:50:57 PM Fee: \$21.00

RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: Hanscam Family Trust C/o Hazel I. Hanscam, Trustee 1333 Carlson Drive Klamath Falls, OR 97603
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-BARGAIN AND SALE DEED-

Hazel I. Hanscam, Grantor, conveys to Hazel Irene Hanscam and Merlene Kay Hanscam York, Trustees of the Hanscam Family Trust, Grantees, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lots 69 and 70 in Moyina, according to the official plat thereof on file in Klamath County, Oregon, and together with the non-exclusive, perpetual easement in and to a certain well located and situate upon the following described real estate to-wit:

A parcel of land in the SW¼SE¼ of Sec. 36, Twp. 38 S. R. 9 E.W.M., more particularly described as follows: Beginning at a point in the SW¼ of SE¼ of said Sec. 36, which bears N. 31°33' E. a distance of 1260.6 feet, more or less, from the South one-quarter corner of said Sec. 36; thence N. 69°50' E. 108.0 feet; thence S. 16°06½' E. 72.0 feet; thence S. 75°36' W. 106.0 feet; thence N. 17°47' W. 61.23 feet, more or less, to the point of beginning, and in and to the works, reservoir and pump thereof, and in and to the mains connecting said well to the above described property, for the purpose of conducting water thereto for domestic purposes.

All subject to the conditions, reservations and restrictions contained in the dedication of Moyina, and subject to the rules, regulations and assessments of South Suburban Sanitary District; and to taxes for the current fiscal year.

The true and actual consideration for this transfer is an estate plan.

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 4th day of June, 2007.

Hazel I. Hanscam
Hazel I. Hanscam, Grantor

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 4th day of June, 2007, the above-named Hazel I. Hanscam, and acknowledged the foregoing instrument to be her voluntary act. Before me:

Donna M. Hoffman
Notary Public for Oregon
My Commission expires: 5-24-10

