

Rtn H. Harris Returned @ Counter

2007-012845

Klamath County, Oregon

Grantor's Name and Address

GEORGE D. HARD and LOIS HARD
1532 Old Fort Road
Klamath Falls OR 97601



00027302200700128450030039

07/19/2007 02:55:12 PM

Fee: \$31.00

Grantee's Name and Address

GEORGE D. HARD and LOIS HARD, Trustees
1532 Old Fort Road
Klamath Falls OR 97601

After recording, return to and

Send all tax statements to

GEORGE D. HARD and LOIS HARD
1532 Old Fort Road
Klamath Falls OR 97601

BARGAIN AND SALE DEED

GEORGE D. HARD and LOIS HARD, the Grantors, convey to GEORGE D. HARD and LOIS HARD, Trustees of the GEORGE & LOIS HARD REVOCABLE LIVING TRUST dated June 5, 2007, the Grantees, the following described real property, situated in the State of Oregon:

Beginning at a point 1026 feet North of the quarter section corner between Sections 22 and 27 in Township 38 South, Range 9 E., W.M.; thence North 30° 45' West 264 feet; thence South 47° 8' West 718 feet; thence South 17° 25' West 482.7 feet; thence North 80° 30' East 375.5 feet; thence South 60 feet; thence North 80° 30' East 153 feet; thence North 22 ° 15' East 750 feet; containing 910 acres more or less. All in Section 22, Township 38 South, Range 9 East of the Willamette Meridian.

SAVING AND EXCEPTING THEREFROM that parcel of land deeded to Clare Eldon Hard, Sr., and Ella Maxine Hard, husband and wife, in Deed Volume 316 on page 680, records of Klamath County, Oregon, described as follows: Beginning at an iron pin on the Northwest boundary of the Old Fort Road and the Southwest boundary of an access road, said point being S. 27° 54' W. a distance of 265.56 feet from the Northeast corner of the SE1/4SW1/4 of said Section 22; thence N. 35° 10' West along the Southwest boundary of said access road a distance of 197.35 feet to an iron pin; thence S. 43° 47' W. along a fence line a distance of 381.13 feet to an iron pin; thence S. 70° 29' E. along a fence line a distance of 318.89 feet to an iron pin on the Northwest boundary of the Old Fort Road; N. 19° 13' E. along the Northwest boundary of the Old Fort Road a distance of 233.40 feet, more or less, to the point of beginning.

ALSO SAVING AND EXCEPTING that parcel of land deeded to Klamath County, a public corporation in Deed Volume 242 on page 511, records of Klamath County, Oregon, described as follows: Beginning at a point which is on the center line of the Easterly end of the bridge across U.S.R.S. Canal to the point of intersection of Alameda Street of Klamath Falls, Klamath County, Oregon, and Old Fort Road of Klamath County, Oregon, a distance of 60.6 feet; thence in an Easterly direction

along the center line of Old Fort Road a distance of 7437.88 feet to a point on the center line of Old Fort Road, said point being on a section of the center line of Old Fort Road, said point being on a section of the center line of Old Fort Road bearing North 82° East; thence North 8° West a distance of 28 feet more or less to an iron pin on the northerly right of way line of Old Fort Road, said pin being at a point which bears North 80° 53' East a distance of 2140 feet from the Southwest corner of Section 22, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence in a Northeasterly direction and along an 11° 38' curve to the left (the long chord of this curve being 481.00 feet) a distance of 514 feet to an iron pin which is on the Northerly right of way of Old Fort Road; thence in a Southwesterly direction along the Northerly right of way of Old Fort Road, to an iron pin, which is the point of beginning, all being in the Southwest one-quarter of Section 22, Township 38 South, Range 9 East of the Willamette Meridian.

ALSO SAVING AND EXCEPTING THEREFROM, a tract of land situated in the SE1/4 SW1/4 of Section 22, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning at a 1/2-inch iron pin on the Westerly right-of-way line of Old Fort Road as established 30 feet, at right angle to the existing center stripe, from which the West 1/16 corner of said Section 22 bears South 65° 11' 05" West 1081.94 feet, said West 1/16 corner being marked at a 5/8-inch iron pin; thence North 45° 24' 52" West 441.54 feet to a 1/2-inch iron pin; thence North 47° 14' 17" East 327.97 feet to a 1/2-inch iron pin marking the Southwesterly corner of Deed Volume M-68 at page 1519, as recorded in the Klamath County Deed Records; thence South 67° 01' 43" East 318.89 feet to the Southeasterly corner of said Deed Volume M-68 at page 1519, said point being on the Westerly right of way line of said Old Fort road; thence Southwesterly along said right of way line to the point of beginning (the chord bears South 28° 18' 55" West 463.66 feet), more or less, with bearings based on Survey No. 2870, as recorded in the office of the Klamath County Surveyor.

Tax Account No.: R-3809-02200-01600-000

Key No.: R440749

Commonly known as 1532 Old Fort Road, Klamath Falls OR 97601

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 PERSONS ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES, 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)).

To Have and to Hold the same unto Grantees and Grantees' heirs, successors and assigns forever. In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

The true and actual consideration for this conveyance is NONE.

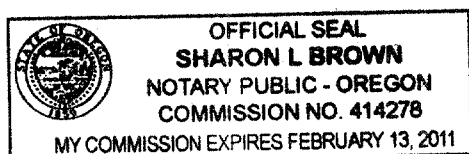
IN WITNESS WHEREOF, the Grantors have executed this instrument on July 19, 2007.

George D. Hard
GEORGE D. HARD

Lois Hard
LOIS HARD

STATE OF OREGON)
) ss.
County of Klamath)

This instrument was acknowledged before me on this ^{19th} ~~5th~~ day of July, 2007, by
GEORGE D. HARD and LOIS HARD, Grantors.



Sharon L Brown
Notary Public for the State of Oregon
My Commission expires on: 2-13-11