

1- NTC

THIS SPAC 2008-009369  
Klamath County, Oregon

Trustee of the Testamentary Trust of Keith L.  
Rice



06/26/2008 11:23:40 AM Fee: \$26.00

Grantor's Name and Address

Wyman L. Woodrum, et al

Grantee's Name and Address

After recording return to:  
Wyman L. Woodrum, et al  
2234 Orchard Avenue  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:  
Same as above

Escrow No. MT82580-MS  
BSD

NTC 82580-MS

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That William P. Brandsness, Successor Trustee of The Testamentary Trust of Keith L. Rice, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Wyman L. Woodrum, <sup>and</sup> Jeanne M. Woodrum\*, and Rayman K. Woodrum, 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 anyway appertaining, situated in the County of **KLAMATH**, State of Oregon, described as follows, to wit:

\*husband and wife

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$0.00** (said deed is the fulfillment deed which replaces the original deed which was lost after payment in full)

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

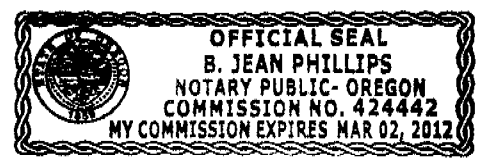
In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 10 day of June 2008 if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Successor Trustee of the Testamentary Trust of Keith L. Rice

BY: [Signature]  
William P. Brandsness, Successor Trustee

State of Oregon  
County of KLAMATH



This instrument was acknowledged before me on June 10, 2008 by William P. Brandsness, Successor Trustee of The Testamentary Trust of Keith L. Rice.

[Signature]  
(Notary Public for Oregon)  
My commission expires 3-2-2012

\$26.00

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**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

The North half of Lot 9 in Block 2 of Hot Springs Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the records of Klamath County, Oregon, and more particularly described as follows:

Beginning at the Northwesterly corner of said lot on High Street; thence Southeasterly along the westerly line of said Lot 2 a distance of 120 feet; thence Northeasterly parallel with High Street 50 feet on the Easterly line of said lot; thence Northwesterly along the Easterly line of said lot to the U.S.R.S. right of way for the main canal; thence Northwesterly along said right of way to the Southerly line of High Street; thence Southwesterly along High Street to the place of beginning.