

MT82539-TM

THIS SPACE

2008-009544

Klamath County, Oregon



00049056200800095440020027

06/30/2008 03:40:25 PM

Fee: \$26.00

James C. Lewis

Grantor's Name and Address

David L. Blair

11480 Hwy 39

Klamath Falls, OR 97603

Grantee's Name and Address

After recording return to:

David L. Blair

11480 Hwy 39

Klamath Falls, OR 97603

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

David L. Blair

11480 Hwy 39

Klamath Falls, OR 97603

Escrow No. MT82539-TM

BSD

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That James C. Lewis and Mary F. Lewis, as tenants by the entirety, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto David L. Blair and Laura A. Blair, as tenants by the entirety, 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:

SEE ATTACHED EXHIBIT "A"

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 **\$95,000.00**.

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

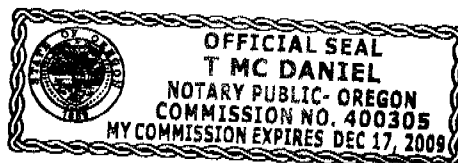
In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 25 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.

James C. Lewis
James C. Lewis

Mary F. Lewis
Mary F. Lewis

State of Oregon
County of Klamath



This instrument was acknowledged before me on June 25 2008 by James C. Lewis and Mary F. Lewis.

T. McDaniel
(Notary Public for Oregon)

My commission expires 12/17/09

26MTT

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

A tract of land situated in Section 1, Township 40 South, Range 9 East of the Willamette Meridian more particularly described as follows:

Beginning at the intersection of the North-South center line of said Section 1 and the Easterly right of way line of the Southern Pacific Railroad Company Right of Way; thence North along said center line to the South line of Government Lot 3 in said Section 1; thence West along the South line of said Lot to the Southeasterly Right of Way Line of the 1-B Drain as now located; thence Southwesterly along said 1-B Drain Right of Way to the Northeasterly Right of Way line of the Southern Pacific Railroad Company Right of Way; thence Southeasterly along said Right of Way to the point of beginning.

PARCEL 2:

N1/2 S1/2 NE1/4 of Section 1, Township 40 South, Range 9 East of the Willamette Meridian, saving and excepting therefrom the following:

A piece or parcel of the E1/2 N1/2 S1/2 NE1/4 of Section 1, Township 40 South, Range 9 East of the Willamette Meridian, described as follows:

Beginning at a point in the Section line marking the Easterly boundary of the said Section 1, 1151.8 feet Northerly from the quarter section corner of the said Easterly boundary of said Section 1; thence Westerly parallel with the East and West center line of said Section 1, 307 feet, more or less, to a point in the center of an irrigation ditch; thence Northerly along said ditch 148.2 feet, more or less, to a point in the Southerly boundary of the right of way of the U.S. Bureau of Reclamation lateral canal; thence Easterly along the said right of way boundary, 307 feet, more or less, to a point in said section line, marking the Easterly boundary of said Section 1; thence South along the said section line 148.2 feet, more or less, to the said point of beginning.

EXCEPT ANY PORTION THEREOF lying within the boundaries of Highway 39 (Klamath Falls-Malin Road).