

2009-004659

Klamath County, Oregon

After Recording Return to:
KENNETH L. RUSSELL
 12992 Hwy 140 East
 Klamath Falls, OR 97603



00063616200900046590020021

04/02/2009 11:37:20 AM

Fee: \$26.00

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

KENNETH L. RUSSELL
 12992 Hwy 140 East
 Klamath Falls, OR 97603

ATE 66605

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That DONNA ABNER, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto KENNETH L. RUSSELL, 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 anywise appertaining, situated in the County of KLAMATH, State of Oregon, described as follows, to-wit:

AN EASEMENT for ingress and egress over and across the existing roadway on the Easterly boundary of the following described parcel:

Commencing at the quarter corner of the Southeast corner of the SE1/4 of Section 15, Township 39 South, Range 10 East of the Willamette Meridian; running thence North on a subdivision line 563.2 feet; thence North 57 degrees 30' West 180 feet; thence South 662.8 feet; thence East 150 feet to the initial point of beginning, situated in the SE1/4 of the SW1/4 of Section 15, Township 39 South, Range 10 East of the Willamette Meridian, EXCEPT 100 feet right of way deeded to the Oregon California and Eastern Railway Company. Tax Account No. 3910-015D0-00400-000

FOR THE BENEFIT OF parcel described as follows:

SEE EXHIBIT 'A' ATTACHED

THERE IS NO OBLIGATION ON GRANTOR'S PART TO PROVIDE A SURVEY OR ANY MAINTENANCE ON THE ROADWAY. THE EXISTING FENCES AND FENCE LINES SHALL NOT BE ALTERED. THIS AGREEMENT IS ONLY TO RECORD THE RIGHT FOR THE RUSSELLS TO CONTINUE USING THE EXISTING ROADWAY.

*To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
 The true and actual consideration paid for this transfer, stated in terms of dollars, is \$
 (here comply with the requirements of ORS 93.930)*

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2,3 AND 5 TO 22 OF 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 SECTIONS 2,3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

In Witness Whereof, the grantor has executed this instrument March 24, 2009; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.


DONNA ABNER

STATE OF *Nevada* OREGON,

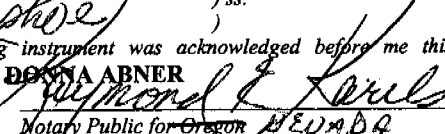
County of *Washoe*

The foregoing instrument was acknowledged before me this

31st of March, by **DONNA ABNER**

2009

(SEAL)


 Notary Public for Oregon

My commission expires: 7/24/2010



RAYMOND E. KARELS
 Notary Public - State of Nevada
 Appointment Recorded in Washoe County
 No: 06-108066-2 - Expires July 24, 2010

STATE OF OREGON, County of

)ss.

The foregoing instrument was acknowledged before me this
 , by , president, and by
 secretary of a corporation, on behalf
 of the corporation.

Notary Public for Oregon

My commission expires:

(SEAL)

(If executed by a corporation,
 affix corporate seal)

\$26 ATE

Exhibit A

The following described real property in Klamath County, Oregon: Beginning at a point on the North line of Section 22 which lies East along the Section line a distance of 526 feet from the Northwest corner of Lot 2, Section 22, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, and running thence; South parallel to the West line of Lots 2 and 3, Section 22, to a point which lies 600 feet South and 526 feet East of the Northwest corner of Lot 3, Section 22, Township 39 South, Range 10 East of the Willamette Meridian; thence East to the Westerly bank of Lost River; thence Northeasterly along the West bank of Lost River to its intersection with the East line of Lot 2; thence North along the East line of Lot 2 to the South right of way line of the USRS Irrigation Lateral; thence Westerly following the South right of way line of the USRS Lateral to its intersection with the section line, which point of intersection lies 671.3 feet West of the quarter section corner common to Sections 15 and 22, Township 39 South, Range 10 East of the Willamette Meridian in Klamath County, Oregon, thence West along the Section line to the point of beginning, Being in Lots 2 and 3, Section 22 Township 39 South, Range 10 East of the Willamette Meridian, in Klamath County, Oregon.

CODE: 162 MAP: 3910-02200 TL: 00700 KEY: 600683