

After Recording, return to:
Altha Barselau, Trustee
2218 Angle
Klamath Falls, OR 97601

Send all tax statements to:
Luanne Mitchell
4517 Denver
Klamath Falls, OR 97603

2009-006898
Klamath County, Oregon



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05/18/2009 08:51:40 AM

Fee: \$26.00

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Altha Barselau, Trustee of the Estates of Emil J. Granquist and Montana L. Granquist, pursuant to the Granquist Revocable Living Trust under agreement dated June 25, 2008, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell, and convey unto LUANNE MITCHELL, hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of the grantor's right, title and interest in that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to wit:

SEE ATTACHED EXHIBIT A.

Subject to the following restrictions: Prior to April 2, 2019, said real property and residence shall not be sold and no mortgages shall be placed against said real property and residence.

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, pursuant to The Granquist Revocable Living Trust.

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 2nd day of April, 2009; if grantor is a corporation, it has caused its named 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.

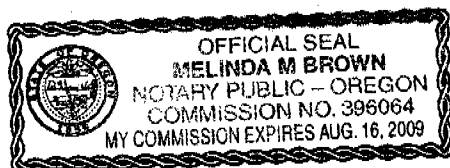
Altha L. Barselau
ALTHA BARSELAU

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.

STATE OF OREGON, County of Klamath

) ss.

This instrument was acknowledged before me on the 2ND day of April, 2009 by ALTHA BARSELAU.



Melinda M Brown
NOTARY PUBLIC FOR OREGON
My Commission Expires: 8-16-2009

A parcel of land situated in the N~~W~~SW~~1~~NW~~1~~ of Section 11, Township 30 S., R. 9 E. W. M., particularly described as follows:

Beginning at a point marked by an iron pin driven in the ground in the center line of a 60 foot roadway from where the section corner common to Sections 2, 3, 10, and 11, Township 30 S., R. 9 E. W. M., bears S. 89 degrees 44' W. along the center line of said right-of-way 1001.9 feet to a point in the W. boundary of said Section 11, and N. 0 degrees 13' W. along the Section line 1332.5 feet; thence N. 89 degrees 44' E. along the center line of the above mentioned right-of-way, a distance 67 1/2 feet; thence N. 0 degrees 7' W. 331.68 feet, more or less, to the N. boundary of said N~~W~~SW~~1~~NW~~1~~ of said Section 11, thence South 89 degrees 47' West along said boundary line 67 1/2 feet; thence South 0 degrees 7' East 331.7 feet to the place of beginning, containing 0.51 acres, more or less.

SUBJECT to all contracts with the United States of America and Klamath Irrigation District and the following: all proceedings, taxes and assessments for the drainage, irrigation and/or reclamation of said lands; also all rights of way for roads, ditches, conduits and canals; and all water rights. Also reservations and restrictions in Deed from Geo. H. Burton et ux to Wayne Loper et ux, recorded December 8, 1944 in Book 121, page 239 of Deed Records of Klamath County, Oregon.

EXHIBIT A