

AFTER RECORDING, RETURN TO:
William M. Ganong
Attorney at Law
514 Walnut Avenue
Klamath Falls OR 97601

2009-009413
Klamath County, Oregon



00069203200900094130020024

07/10/2009 08:17:57 AM

Fee: \$26.00

SEND TAX STATEMENTS TO:
Mr. and Mrs. Aubrey D. Campbell
1380 Pine Grove Road
Klamath Falls OR 97603

BARGAIN AND SALE DEED

Aubrey D. Campbell, Grantor, conveys to Aubrey D. Campbell and Marygene Campbell, husband and wife, Grantees, that certain property in Klamath County, Oregon more particularly described on Exhibit A attached hereto and incorporated herein by this reference.

The consideration for this Deed is estate planning.

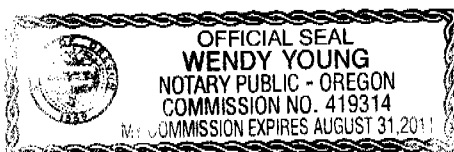
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS 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.

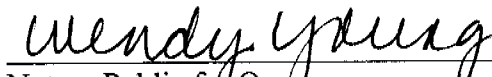
Dated this 8 day of July, 2009.


Aubrey D. Campbell

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on July 8, 2009 by Aubrey D. Campbell.




Notary Public for Oregon

My Commission Expires: 8.31.2011

Exhibit "A"

Real property in the County of Klamath, State of Oregon, described as follows:

The Southeast 1/4 of the Southwest 1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian:

The Northwest 1/4 of the Southwest 1/4 and that portion of the Southwest 1/4 of the Southwest 1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian lying North of the property conveyed to Klamath Falls Creamery, Inc., dated February 26, 1927 recorded February 28, 1927 in Volume 74 Page 375, deed records of Klamath County, Oregon.

Beginning at a point in the middle of the Klamath Falls-Lakeview State Highway, said point being 285 feet North of the corner to Section 8, 9, 16 and 17, Township 39 South, Range 10 East of the Willamette Meridian, thence South 55°35' East 505 feet along said Highway to line between Sections 9 and 16; thence South 89°45' East 915 feet, thence North 553 feet; thence North 79°47' West 1410.03 feet; thence South 23°5' West 400 feet to the middle of said Highway; thence South 55°35' East 257 feet to the place of beginning, subject to rights of public Highway.

Beginning at the 1/4 section corner, which is a stone marked 1/4 on the North line of Section 16, Township 39 South, Range 10 East of the Willamette Meridian; thence West along the North line of said Section 16, 2177 feet to the Northerly right of way line of the Klamath Falls-Lakeview Highway; thence Southeasterly along the Northerly right of way of said Highway, 2567 feet to a point on the East line of the Northwest 1/4 of said Section 16, thence North along the East line of said Northwest 1/4, 1360 feet to the place of beginning, being in the Northwest 1/4 of Section 16, Township 39 South, Range 10 East of the Willamette Meridian.

EXCEPTING AND RESERVING from the above described land the following; Beginning at the West 1/4 corner of said Section 9; thence South 85°56'24" East along the North line of said NW1/4SW1/4, 208.00 feet; thence South 00°06'00" West 625.40 feet; thence North 89°56'24" West, 208.00 feet, more or less to a point on the West line of said NW1/4SW1/4; thence North 00°06'00" East 625 feet to the point of beginning.

EXCEPTING AND RESERVING from the above described land the following; A piece of parcel of land situate in Sections 9 and 16, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows: Beginning at a 5/8 iron pin from which the Center 1/4 corner of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, bears North 31°42'05" East 2,816.0 feet; thence North 86°15' West, 332.35 feet to a 5/8 iron pin; thence South 2°02'25" West, 182.8 feet to a 5/8 iron pin; thence South 34°49'15" West, 273.55 feet to a 5/8 iron pin in the Northerly right of way fence of State Highway No. 140 as the same is presently located and constructed; thence South 57°41'55" East, along said right of way fence 599.75 feet to a 5/8" iron pin; thence North 1°01'15" West, 706.15 feet to the point of beginning.

FURTHER EXCEPTING AND RESERVING real property described in deed recorded in Book M69 Page 10765 records of Klamath County, Oregon.

Tax Parcel Number: 581267 and 594930 and 597134 and 592503