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BARGAIN AND SALE DEED

Vol. MSM Page 14213

KNOW ALL MEN BY THESE PRESENTS, That ANN MARIE MUNION, husband and wife VERNON VIRGIL MUNION and ANN MARIE MUNION, Trustee, hereinafter called grantor, 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:

That certain real property situated in Klamath County, Oregon, described in Exhibit A attached hereto and made a part hereof as if fully written herein.

(The consideration for this deed is as follows: The grantors are hereby establishing a trust, of even date herewith, under an Irrevocable Trust Agreement, in which the beneficiaries are HEATHER L. MUNION, RYAN J. MUNION and JASON C. MUNION, all in accordance with the terms and provisions of said Trust Agreement, in which the grantors herein are the trustors and said ANN MARIE MUNION is the trustee.)

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To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. (If SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ (See above.)
In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.
In Witness Whereof, the grantor has executed this instrument this 6th day of August, 1987, 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.
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.
(If the signer of the above is a corporation, use the form of acknowledgment opposite.)
VERNON VIRGIL MUNION
ANN MARIE MUNION

STATE OF OREGON, County of Klamath } ss.
The foregoing instrument was acknowledged before me this 6 day of August, 1987, by VERNON VIRGIL MUNION and ANN MARIE MUNION, husband and wife
Notary Public for Oregon
My commission expires: 6-17-90

STATE OF OREGON, County of _____ } ss.
The foregoing instrument was acknowledged before me this _____, 19____, by _____, president, and by _____, secretary of _____ corporation, on behalf of the corporation.
Notary Public for Oregon
My commission expires: _____

VERNON VIRGIL and Ann Marie Munion
GRANTOR'S NAME AND ADDRESS
Ann Marie Munion, Trustee
GRANTEE'S NAME AND ADDRESS
After recording return to:
VERNON VIRGIL
BOX 7152
HFO. 47602
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
NAME, ADDRESS, ZIP

STATE OF OREGON, County of _____ } ss.
I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____.
Record of Deeds of said county.
Witness my hand and seal of County affixed.
By _____ Deputy

SPACE RESERVED FOR RECORDER'S USE

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EXHIBIT A

A parcel of land situated in Lot 5, Block 6, Tract No. 1083, CEDAR TRAILS, Section 20, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin at the Southwest corner of said Lot 5, Block 6; thence North 00 deg. 02' 50" West 252.56 feet along the West line of Lot 5, Block 6 to a point; thence North 89 deg. 49' 25" East 345.00 feet to a point on the East line of Lot 5, Block 6; thence South 00 deg. 02' 50" East 252.59 feet along the East line of Lot 5, Block 6 to a 1/2" iron pin at the Southeast corner of Lot 5, Block 6; thence South 89 deg. 49' 42" West 345.00 feet along the South line of Lot 5, Block 6 to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of August A.D. 19 87 at 4:09 o'clock P.M., and duly recorded in Vol. 7th day
of Deeds on Page 14243 M87

FEE \$9.00

Evelyn Biehn, County Clerk
By [Signature]