

BARGAIN AND SALE DEED

KNOW ALL PERSONS BY THESE PRESENTS, That Donald M. Gile, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Carol A. Gile 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:

See Exhibit A attached hereto

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration for this transfer consists of a marital property settlement entered into between Grantor and Grantee.

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.

In Witness Whereof, the Grantor has executed this instrument this 21st day of July, 1989.

STATE OF OREGON

County of Deschutes

} ss.

Donald M. Gile
Donald M. Gile
ODL 77456 1983

The foregoing instrument was acknowledged before me this 21st day of July, 1989.

Judy A. Petullo
Notary Public for Oregon
My Commission Expires: 2-18-92

GRANTOR'S NAME AND ADDRESS:

Donald M. Gile
1504 S.W. Overturf
Bend OR 97702

GRANTEE'S NAME AND ADDRESS:

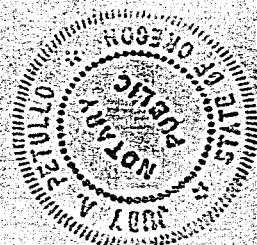
Carol A. Gile
1810 Cal Young Road #75
Eugene OR 97401

AFTER RECORDING RETURN TO:

Stanley Cram
Attorney at Law
474 Willamette, Suite 200
Eugene, OR 97401

ALL TAX STATEMENTS SHALL BE SENT TO:

Carol A. Gile
1810 Cal Young Road #75
Eugene OR 974



89 AUG 1 AM 9 51

1300

Lot 1, Block 1, TRACT 1052, CRESCENT PINES,
according to the official plat thereof on file
in the office of the County Clerk of Klamath
County, Oregon.

SUBJECT TO;

1. Subject to the requirements and provisions of ORS Chapter 481 pertaining to the registration and transfer of ownership of a Mobile Home and any interest or liens disclosed thereby.
2. Reservatrions and restrictions as contained plat dedication, to wit: "Subject to: (1) A 25.00 foot building setback line along the front of all lots and a 20.00 foot building setback line along all street side lines. (2) 16.00 foot utility easements centered on all back and side lines."
3. an Easement for public utilities as shown on dedicated plat. (Affects Northerly 8 feet, Westerly 8 feet and Southerly 8 feet).
4. Subject to a 25 foot building setback line from Pine Creek Loop, as shown on dedicated plat.
5. Reservatrions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded August 16, 1972 in Volume M72, page 9167, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Stanley Cram the 1st day
of Aug. A.D. 19 89 at 9:51 o'clock A.M., and duly recorded in Vol. M89
of Deeds on Page 14066

FEE \$13.00

Evelyn Biehn County Clerk

By Pauline Millen

EXHIBIT "A"