

## -BARGAIN &amp; SALE DEED-

KLAMATH WOODLANDS, INC., which took title as KLAMATH WOODLAND, INC., an Oregon corporation, Grantor, conveys to WILLIAM P. BRANDSNESS and SHARON D. BRANDSNESS, husband and wife, Grantees, the following described real property situate in Klamath County, Oregon, to-wit:

A tract of land situated in Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and being a portion of vacated Blocks 11, 14, and 15 and vacated Street in Nob Hill Addition to Klamath Falls, Oregon, being more particularly described as follows:

Beginning at a 5/8 inch iron pin on the Northerly right of way line of Wade Circle, said point being North 64 degrees 19'00" East 60.00 feet from the most Northerly corner of Lot 1, Block 5, of Tract 1145-Nob Hill Replat, a duly recorded subdivision; thence North 64 degrees 19'00" East 120.00 feet to a 5/8 inch iron pin designated as Point A; thence South 61 degrees 54'39" East 118.32 feet to a 5/8 inch iron pin designated as point B; thence South 25 degrees 59'00" West 167.91 feet to a 5/8 inch iron pin on the Northerly right of way line of said Wade Circle, said point being on a curve (radius point bears North 25 degrees 59'00" East 270.00 feet); thence along the arc of said curve to the right (central angle = 38 degrees 20'00") 180.64 feet; thence North 25 degrees 41'00" West 32.12 feet to the point of beginning, with bearings based on said Tract 1145-Nob Hill Replat.

The true and actual consideration for this transfer is Twenty Thousand and No/100ths (\$20,000.00) DOLLARS.

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 use.

Until a change is requested, all tax statements shall be mailed to Grantees at: 409 Pine Street, Klamath Falls, OR 97601.

DATED this 30th day of November, 1989.

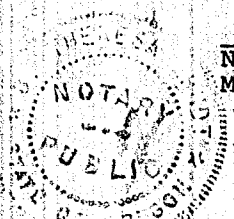
KLAMATH WOODLANDS, INC., an  
Oregon corporation,

*[Signature]*

STATE OF OREGON )  
 ) ss. November 30, 1989.  
County of Klamath )

Personally appeared SHARON D. BRANDSNESS who, being sworn, stated that she is the Secretary of Klamath Woodlands, Inc., and that said instrument was signed in behalf of said corporation by authority of its Board of Directors; and she acknowledged said instrument to be her voluntary act and deed. Before me:

RETURN TO:  
BRANDSNESS & BRANDSNESS, P.C.  
A PROFESSIONAL CORPORATION  
ATTORNEYS AT LAW  
411 PINE STREET  
KLAMATH FALLS, OREGON 97601



*Theresa Andolf*  
Notary Public for Oregon  
My Commission expires: 11/15/93

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Brandsness & Brandsness the 4th day  
of December A.D., 19 89 at 4:10 o'clock P.M., and duly recorded in Vol. M89,  
of Deeds on Page 23469.

FEE \$8.00

Evelyn Biehn County Clerk  
By *Bernetha S. Ketch*