

BARGAIN AND SALE DEED

ORTON R. MANN, and MARGARET H. MANN, husband and wife, (Grantors) do grant, sell, release and transfer to ORTON R. MANN and MARGARET H. MANN, Trustees of the MANN FAMILY TRUST u.a.d. December 8, 1989, all right, title and interest in and to the real property located in Klamath County, Oregon described as follows:

SEE ATTACHED LEGAL DESCRIPTION

The true consideration for this conveyance is valuable, but not expressed in dollars; the conveyance is made to organize the estates ORTON R. MANN and MARGARET H. MANN for improved administration of assets while alive and competent, and ease of transition thereafter.

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 PERSONS ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USE.

Until change is requested, all tax statements shall be sent to the following address: Mr. and Mrs. Orton R. Mann, 3837 Hope Street, Klamath Falls, Oregon 97603.

DATED this 8 day of December, 1989.

Orton R. Mann
ORTON R. MANN

Margaret H. Mann
MARGARET H. MANN

STATE OF OREGON)
) ss.
County of Jackson)

On December 8, 1989 personally appeared ORTON R. MANN and MARGARET H. MANN, who, being duly sworn, acknowledged the foregoing instrument to be their voluntary act and deed, and before me signed:

Wm. J. Mann
Notary Public for Oregon
My Commission Expires: 6-17-90

'89 DEC 14 PM 12 07

Lot 40 of Perry's Addition to Lloyd's Tracts, according to the official plat thereof on file in Klamath County, Oregon.

Subject to contract and/or lien for irrigation and/or drainage; reservations in the dedication of Perry's Addition to Lloyd's Tracts; to a 25 foot building set-back line on LaVerne street as shown by official plats; rules, regulations and assessments of South Suburban Sanitary District; taxes for fiscal year commencing July 1, 1958, and to mortgage from grantors to First Federal Savings and Loan Association of Klamath Falls dated January 30, 1958, recorded February 4, 1958, in Vol. 180 at page 518 of Klamath County Mortgage Records, which mortgage grantees expressly assume and agree to pay as the same become due.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Volney F. Morin, Jr. the 14th day
of Dec. A.D., 19 89 at 12:07 o'clock PM., and duly recorded in Vol. M89,
of Deeds on Page 24204.

FEE \$13.00

Evelyn Biehn - County Clerk

By DeeAnn MacLennan

Retrun: Orton R. Mann
3837 Hope St
Klamath Falls, Or. 97603