

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, that American Savings, a Federal Savings and Loan Association dba Willamette Savings and Loan Association, hereinafter called Grantor, for the consideration stated, does hereby grant, bargain, sell and convey unto RONALD T. WILLIAMS and BARBARA G. WILLIAMS, hereinafter called Grantee, and unto Grantee's heirs, successors and assigns, all of Grantor's interest in any improvements located on or leases relating to certain real property described as follows:

Lot 6 KEILSMEIER ACRE TRACTS, excepting therefrom that portion conveyed to the State of Oregon by deed recorded March 31, 1964, in Volume 352 at page 86 of Klamath County, Oregon Deed Records.

This Bargain and Sale Deed is intended as a conveyance to Grantee, absolute in legal effect as well as in form, of all Grantor's interest in the property and all Grantor's redemption rights of every kind whatsoever, statutory, equitable, or otherwise, whether now existing or hereinafter acquired, which Grantor may have therein, and not as a mortgage, trust deed or security interest of any kind.

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, stated in terms of dollars is \$948.24. The actual consideration consists of other good and proper value and consideration given which is the whole consideration.

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.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE. 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 AND EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

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 5th day of March, 1990, and has caused its name to be signed and seal affixed by its officers, duly authorized to act on behalf of Grantor.

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American Savings, a Federal
Savings and Loan Association, dba
Willamette Savings & Loan
Association

By: [Signature]
Title: EXECUTIVE VICE PRESIDENT

STATE OF OREGON

County of Multnomah

) ss

On this _____ day of _____, 1990, before me personally appeared Douglas G. Greybill, who, being duly sworn did say that he is the Executive Vice President of American Savings, a Federal Savings and Loan Association, dba Willamette Savings and Loan Association, and that the foregoing instrument was signed in behalf of said Association, and acknowledged that said instrument is the free act and deed of said Association.



Myrtle Lee Greenwood
Notary Public for Oregon
My Commission expires: April 24, 1991

Grantor's Name and Address
American Savings, a Federal
Savings and Loan Association
dba Willamette Savings and
Loan Association
P.O. Box 5555
Portland, OR 97228

Grantees' Name and Address
Ronald T. Williams
Barbara G. Williams
2375 Lakeshore Drive
Klamath Falls, OR 97601

AFTER RECORDING RETURN TO
Ronald T. Williams
Barbara G. Williams
2375 Lakeshore Drive
Klamath Falls, OR 97601

SEND ALL TAX STATEMENTS TO:
Ronald T. Williams
Barbara G. Williams
2375 Lakeshore Drive
Klamath Falls, OR 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 12th day
of March A.D., 19 90 at 2:19 o'clock P.M., and duly recorded in Vol. M90
of Deeds on Page 4567

FEE \$33.00

Evelyn Biehn, County Clerk
By Caroline Mullendore