

## BARGAIN AND SALE DEED

I, MABELLE E. PHILLIPS, Grantor, do grant, release, sell and transfer to MABELLE E. PHILLIPS, Trustee of the MABELLE E. PHILLIPS LIVING TRUST u.d.d. January 30, 1991, all right title and interest in and to the real property located in Klamath County, Oregon, described as follows:

(SEE ATTACHED LEGAL DESCRIPTIONS)

The true consideration for this conveyance is valuable, but not expressed in dollars; the conveyance is made to organize the estate of MABELLE E. PHILLIPS for improved administration of the 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 a change is requested, all tax statements shall be sent to the following address: Mrs. Mabelle E. Phillips, 5431 Sturdivant Avenue, Klamath Falls, Oregon 97603 - 8165.

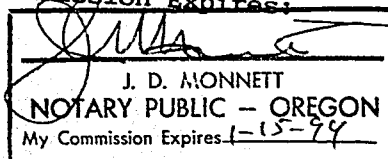
*Mabelle E. Phillips*  
MABELLE E. PHILLIPS

STATE OF OREGON )

County of Klamath ) ss.

On January 30, 1991, personally appeared MABELLE E. PHILLIPS who, being duly sworn, acknowledged the foregoing instrument to be her voluntary act and deed. Before me signed:

Notary Public for Oregon  
My Commission Expires: \_\_\_\_\_



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## LEGAL DESCRIPTIONS

PARCEL 1

Lot 1 in Block 14 of THIRD ADDITION TO CYPRESS VILLA, ACCORDING to the official plat thereof in file in Klamath County, Oregon.

SUBJECT TO: Reservations and restrictions contained in the Dedication of Tract No. 1072 of Third Addition to Cypress Villa; easements and rights of way of record or apparent on the land, and to rules, regulations and assessments of South Suburban Sanitary District.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Volney F. Morin, Jr. the 5th day of Feb. A.D., 19 91 at 12:21 o'clock P M., and duly recorded in Vol. M91, of Deeds on Page 2234.

FEE \$33.00

Evelyn Biehn, County Clerk

By Pauline Mulholland

Return: Mabelle E. Phillips  
5431 Sturdivant Ave.  
Klamath Falls, Or. 97603