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BARGAIN AND SALE DEED

KNOW ALL PERSONS BY THESE PRESENTS, That William Norman McNair, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Mary Jane McNair, 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 Lane, State of Oregon, described as follows, to-wit:

See Exhibit "A"

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 agreement 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 4 day of March, 1991.

William Norman McNair  
William Norman McNair

STATE OF OREGON )

County of Lane )

: ss.

Personally appeared the above named William Norman McNair and acknowledged the foregoing instrument to be his voluntary act and deed this 4th day of March, 1991.

Karen Martin  
Notary Public for Oregon  
My Commission Expires: 8/2/93

GRANTOR'S NAME AND ADDRESS:

William Norman McNair  
P.O. Box 312  
Gilchrist, OR 97737

AFTER RECORDING RETURN TO:

Rick A. Harder  
Attorney at Law  
474 Willamette, Suite 207  
Eugene, OR 97401

GRANTEE'S NAME AND ADDRESS:

Mary Jane McNair  
4475 Daisy St., #43  
Springfield, OR 97478

ALL TAX STATEMENTS SHALL BE SENT TO:

Mary McNair  
4475 Daisy St., #43  
Springfield, OR 97478

Beginning at the point of intersection of the centerline of Oregon Avenue of the Plat of Douglas Gardens, as platted and recorded at page 73 of volume 4, Lane County Oregon Plat Records, in Section 31, Township 17 South, Range 2 West of Willamette Meridian, with the centerline of Winona Avenue of said plat, said point being the Southeast corner of Block 3 of said plat, run thence North  $0^{\circ} 05\frac{1}{2}'$  East along the centerline of Winona Avenue 297.29 feet to the Northeast corner of the South half of Lot 6 of said Block 3; thence North  $89^{\circ} 49\frac{1}{2}'$  West along the North line of said South half of Lot 6, 140.0 feet to the point of beginning of the description of the tract hereinafter described: From said beginning point run North  $89^{\circ} 49\frac{1}{2}'$  West along said North line of the South one-half of said Lot 6, 153.05 feet to the Northwest corner of said South one-half; thence South  $0^{\circ} 05\frac{1}{2}'$  West along the West line of Lot 6, 70.0 feet; thence leaving said West line and run South  $89^{\circ} 49\frac{1}{2}'$  East 153.05 feet; thence North  $0^{\circ} 05\frac{1}{2}'$  East 70.0 feet to the place of beginning, being a part of said Lot 6 of Block 3 of said Douglas Gardens Addition to Springfield, in Lane County, Oregon. ALSO: Beginning at an iron pipe which marks the point of intersection of the centerlines of Winona Street and Oregon Avenue in the Plat of Douglas Gardens, as platted and recorded at page 73 of volume 4, Lane County Oregon Plat Records, said iron pipe also being at the Southeast corner of Lot 10, Block 3, Douglas Gardens; run thence North  $0^{\circ} 05\frac{1}{2}'$  East along the centerline of said Winona Street 297.29 feet thence leaving said centerline and run North  $89^{\circ} 49\frac{1}{2}'$  West 120 feet to the place of beginning of the tract which is hereinafter described: from said beginning point run North  $89^{\circ} 49\frac{1}{2}'$  West 173.05 feet to the West line of the East one-half of Block 3; thence North  $0^{\circ} 05\frac{1}{2}'$  East 70 feet thence South  $89^{\circ} 49\frac{1}{2}'$  East 173.05 feet thence South  $0^{\circ} 05\frac{1}{2}'$  West 70 feet to the place of beginning, being a part of Lot 6, Block 3, Douglas Gardens Addition in Lane County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Rick A. Harder the 15th day  
of March A.D., 19 91 at 11:34 o'clock A M., and duly recorded in Vol. M91  
of Deeds on Page 4737

FEE \$33.00

Evelyn Biehn County Clerk

By Pauline Muelendor