

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, that BRENDAN CAPITAL CORP., an Oregon corporation, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto JACK E. MILNER and JULIA ANNE MILNER, husband and wife, hereinafter called Grantees, 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 Klamath, State of Oregon, to-wit:

The E 1/2 of the SW 1/4 of the SE 1/4 of Section 20, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM any portion lying within the boundaries of the No. 1 Drain. Tax Account No. 3909-02000-02300

SUBJECT TO: Liens and encumbrances of record, including Trust Deed in favor of Klamath First Federal Savings & Loan Association, recorded in Volume M79, page 21909, Microfilm Records of Klamath County, Oregon, which Grantees assume and agree to pay.

TO HAVE AND TO HOLD the same unto the said Grantees and Grantees' heirs, successors and assigns forever.

The true and actual consideration paid for this transfer is \$ 50,000.00.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 29 day of MARCH, 1991.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

BRENDAN CAPITAL CORP.

By [Signature]

STATE OF OREGON, County of Klamath) ss.

Before me this 29th day of March, 1991, personally appeared the above-named MICHAEL B. WRAY, and being first duly sworn, did say that he is the PRESIDENT of Brendan Capital Corp., an Oregon corporation, and he signed the foregoing instrument on behalf of said corporation by authority of its Board of Directors.

Michael L. Brant
Notary Public for Oregon
My Commission Expires: 1/22/93

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Michael L. Brant the 15th day of April A.D., 19 91 at 4:26 o'clock P.M., and duly recorded in Vol. M91 of Deeds on Page 6818.

FEE \$28.00

Evelyn Biehn County Clerk

By Pauline Mullendore

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APR 1991