

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That WALTER AND LIL CASEBEER, hereinafter called the grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto STEVEN CASEBEER, Trustee for the Walter Casebeer Trust, hereinafter called the grantee, unto grantee's heirs, successors and assigns all of that certain real property, with the tenements, hereditaments and appurtenances there unto belonging or in anywise appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

See attached Exhibit "A".

To Have and Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is zero amount.

In construing this deed and where the context so requires, the singular includes the plural and the 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 25 day of JUNE, 1991.

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.

Walter Casebeer
WALTER CASEBEER
Lil Casebeer
LIL CASEBEER

STATE OF OREGON)
County of Klamath) ss.

On this 25 day of June, 1991, personally appeared before me the above named WALTER CASEBEER and LIL CASEBEER and acknowledged the foregoing instrument to be his voluntary act and deed.

Mary L. Roane
Notary Public for Oregon
My Commission expires: 11-1-91

Walter and Lil Casebeer
~~Rt 1 Box 809~~ 30530 Casebeer Rd.
Bonanza, OR 97623

Grantor's Name and Address

Steve Casebeer
Rt 1 Box 810
Bonanza, OR 97623

Grantee's Name and Address

After recording return to:
Richard N. Belcher
815 Washburn Way
Klamath Falls, OR 97603
Name, Address, Zip

Until a change is requested all tax statements shall be sent to the following address:

Steve Casebeer
Rt 1 Box 810
Bonanza, OR 97623
Name, Address, Zip

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33.20

Parcel 1

All of Block Fifty-one (51), Lots Seven (7) through Twelve (12) inclusive and north one half vacated alley adjoining and the north 135' vacated Park Avenue adjoining in Block Fifty (50), vacated Bowne Addition to Bonanza, Oregon, according to the official records of Klamath County, Oregon.

Parcel 2

Lots 11 and 12, Block 53, BOWNE ADDITION to Bonanza, Oregon, as described in deed recorded in Book 42, Page 604, Deed Records of Klamath County, Oregon.

Parcel 3

Lots 13 through 21, Block 32, Bowne Addition to Bonanza, Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to all encumbrances, reservations, restrictions and rights-of-way of record and those apparent upon the land.

STATE OF OREGON.
County of Klamath ss.

Filed for record at request of:

Exhibit "A"

R.N. Belcher
on this 19th day of July A.D. 19 91
at 2:46 o'clock P.M. and duly recorded
in Vol. M91 of Deeds Page 14158.
Evelyn Biehn, County Clerk
By Pauline Muehlenberg Deputy.

Fee. \$33.00