

BARGAIN AND SALE DEED

JOYCE C. SELLARS, Trustor, conveys to JOYCE C. SELLARS, Trustee, all that real property situated in Klamath County, State of Oregon, and more particularly described as:

- 1) Lots 8 and 9, Block 1, Pelican City, Klamath County, Oregon, subject to a life estate.
- 2) Lot 9 Block 2, Pelican City, Klamath County, Oregon.
- 3) Lot 14, TRACT A, FRONTIER TRACTS, Klamath County, Oregon.
- 4) Lot 5 in Block 13 of Fourth Addition to WINEMA GARDENS, Klamath County, Oregon.
- 5) Lot 26 of WINEMA GARDENS, ACCORDING TO the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Trustor hereby covenants that title to same is free from encumbrances created or suffered by Trustor excepting conditions, restrictions and easements of record.

The true and actual consideration for this transfer is nothing as this transfer is for estate planning purposes only.

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 the fee title to the property should check with the appropriate city or county planning department to verify approved uses.

DATED this 26 day of March, 1992.

STATE OF OREGON)

COUNTY OF KLAMATH)

Joyce C. Sellars

On the 26 day of March, 1992, personally appeared the above-named JOYCE C. SELLARS and acknowledged the foregoing instrument to be a voluntary act. Before me:

Sharon M. Fogel
Notary Public for Oregon
My Commission Expires: 4/4/93

Mail Tax Statements to: No change.

Ret: LAW OFFICES OF
AINSWORTH, DAVIS, GILSTRAP, HARRIS, BALOCCA & FITCH, P.C.
515 EAST MAIN STREET
ASHLAND, OREGON 97520
(503) 482-3111 FAX (503) 488-4455

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Ainsworth, Davis et al the 30th day of March A.D., 19 92 at 11:06 o'clock A M., and duly recorded in Vol. M92 of Deeds on Page 6454.

FEE \$30.00

Evelyn Biehn - County Clerk

By Douglas Mulendore

92 MAR 30 AM 11 06