

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That RUTH E. McCLANE, herein called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto RUTH E. McCLANE, as trustee of the McCLANE LIVING TRUST, 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, described as follows, to-wit:

Lot 1, Block 3 of Sunnyland, a Subdivision of the South 10 acres of Tract 31 of Enterprise Tracts, to the City of Klamath Falls Oregon
SUBJECT TO:

Acreage and use limitations under the provision of the United States Statutes and regulations issued thereunder.
Liens and assessments of Klamath Project and Klamath Irrigation District and regulations, contracts, easements, and water and irrigation rights in connection therewith.

Reservations and restrictions in deed from Elmer I. Applegate to E.M. Chilcote et al, dated August 25, 1939, recorded August 25, 1939 in Vol. 124 at pg 204, Deed Records of Klamath County, Oregon, in regard to cost of dwelling houses.

Reservations and restrictions in deed from R.C. Dale, et al to Leroy Baldwin and Freta Baldwin, husband and wife, dated April 15, 1941, recorded May 20, 1941, in Vol. 139 at pg 115 of Deed Records, Klamath County, Oregon

The consideration for this deed is love and affection.

To Have and to 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 \$0.00.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

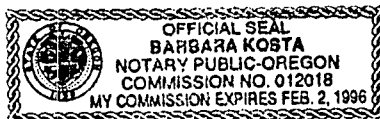
In Witness Whereof, the grantor has executed this instrument this 4 day of May, 1992; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

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.

Ruth E. McClane
RUTH E. McCLANE

STATE OF OREGON, County of Klamath) ss.

Personally appeared the above named RUTH E. McCLANE and acknowledged the foregoing instrument to be her voluntary act and deed.



Barbara Kosta
Notary Public for Oregon
My Commission Expires 2/2/96

(S E A L)

GRANTOR:

Ruth E. McClane
1607 Austin Street
Klamath Falls, OR 97603

GRANTEES:

Ruth E. McClane, Trustee
1607 Austin Street
Klamath Falls, OR 97603

After recording return to:

Ruth E. McClane
1607 Austin Street
Klamath Falls, OR 97603

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

STATE OF OREGON, County of Klamath) ss

I certify that the within instrument received for record
on the 6th day of May, 1992 at 12:30 o'clock
P M., and recorded in book/reel/volume NO. M92
on page 9867 or as fee/file/instrument/microfilm/
reception No. 44538. Recorded of Deeds of said
County.

Evelyn Biehn, County Clerk
Name Title
By Pauline M. Mendenhall Deputy

Fee \$30.00

CA
30.00