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BARGAIN AND SALE DEED

Vol. m92 Page 24337

KNOW ALL MEN BY THESE PRESENTS, That ALMA BURK, f.k.a. ALMA O. BONHAM, hereinafter called the grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto DONALD R. WILLFORD and MARY F. WILLFORD, husband and wife, 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 Klamath, State of Oregon, described as follows, to-wit:

SEE ATTACHED 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 paid for this transfer, stated in terms of dollars, is \$ 28,500.00.

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 29th day of August, 1992.

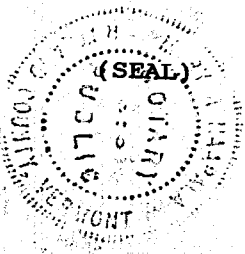
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Alma Burk f.k.a. Alma O. Bonham
by Norma Farrington
ALMA BURK, f.k.a. ALMA O. BONHAM,
by NORMA FARRINGTON, attorney-in-fact

VERMONT
STATE OF ~~OREGON~~)
COUNTY OF Rutland) ss.

The foregoing instrument was acknowledged before me this 29th of Sept. 19 92 by NORMA FARRINGTON.

Mary R. Haapala
Notary Public for ~~Oregon~~ VERMONT
My Commission Expires 2-10-95



24338

GRANTOR'S NAME AND ADDRESS:

Alma Burk, f.k.a Alma O. Bonham
1789 N.W. Goetz Street
Roseburg, OR 97470

GRANTEE'S NAME AND ADDRESS:

Donald R. & Mary F. Willford
5230 Sturdivant Avenue
Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:

James R. Uerlings
110 N. 6th Street
Klamath Falls, OR 97601

UNTIL A CHANGE IS REQUESTED, ALL
TAX STATEMENTS SHALL BE SENT TO
THE FOLLOWING ADDRESS:

Donald & Mary Willford
5230 Sturdivant Avenue
Klamath Falls, OR 97603

STATE OF OREGON,)
) ss.
COUNTY OF KLAMATH)

I certify that the within
instrument was received for record
on the ___ day of ___, 19___,
at ___ o'clock ___ M., and
recorded in book/reel/volume No.
___ on page ___ or
as fee/file/instrument/microfilm/
reception No. ___, Record
of Deeds of said county.

Witness my hand and seal of
County affixed.

Name

Title

By

Deputy

A tract of land situated in the Northeast quarter of the Northeast quarter of Section 15, Township 39 South, range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at an iron pin on the Westerly right of way line of Summers Lane which is South 0° 10' East at the Section line a distance of 460.4 feet and North 88° 39' West a distance of 30 feet from the iron axle which marks the Northeast corner of Section 15, Township 39 South, Range 9 East of the Willamette Meridian; thence North 88° 39' West a distance of 177.40 feet; thence South 0° 10' East parallel to the Section line a distance of 75.00 feet to the true point of beginning; thence South 0° 10' East 75 feet to appoint; thence South 88° 39' East a distance of 177.40 feet to a point on the Westerly right of way line of Summers Lane; thence North 0° 10' West along the Westerly right of way line of Summers Lane a distance of 75 feet to a one-half inch iron pipe; thence North 88° 39' West 177.40 feet to the true point of beginning.

SUBJECT TO:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
4. An easement created by instrument, including the terms and provisions thereof, dated February 5, 1971, recorded April 8, 1971 in Book M-71, Page 2990, for an easement for ingress and egress.

EXCEPT reservations, restrictions, rights-of-way, easements of record and those apparent upon the land.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of James R. Uerlings the 16th day
of Oct A.D., 19 92 at 3:50 o'clock P.M., and duly recorded in Vol. M92,
of Deeds on Page 24337.

Evelyn Biehn County Clerk
By [Signature]

FEE \$40.00