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FORM No. 723—BARGAIN AND SALE DEED (Individual or Corporate).

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NL 60670

BARGAIN AND SALE DEED

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KNOW ALL MEN BY THESE PRESENTS, That ALBERT SIMONIAN AND HELEN M SIMONIAN, husband and wife, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto PERRY W OPPELT AND LINDA M OPPELT, 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:

Lot 12, Block 5 of SUN FOREST ESTATES, Tract 1060, as shown by Map on file in the office of the County Recorder.

Free and clear of all liens and encumbrances except restrictions and easements of record and except for any lien or encumbrance caused or created by the Lot Vendee.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 \$ 100.00

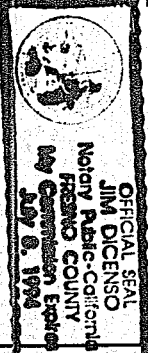
~~However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) (If the sentence between the symbols X is not applicable, should be deleted. See ORS 30.000)~~

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 1st day of March, 1993; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

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 DEPARTMENT TO VERIFY APPROVED USES.

Albert Simonian
Perry W. Oppelt
Linda M. Oppelt H. & L.
Helen M. Simonian



STATE OF OREGON, County of Fresno) ss.
This instrument was acknowledged before me on March 1st, 1993,
by Albert Simonian
This instrument was acknowledged before me on March 1st, 1993,
by Helen M. Simonian
as husband & wife
of

Jim Dicenso
Notary Public for Oregon
My commission expires July 8, 1994

ALBERT SIMONIAN & HELEN M
SIMONIAN/5692 E SUSSEX
FRESNO, CA 93727
Grantor's Name and Address
PERRY W OPPELT & LINDA M OPPELT
PO BOX 508
CARMEL VALLEY, CA 93924
Grantee's Name and Address
After recording return to (Name, Address, Zip):
PERRY W AND LINDA M OPPELT
PO BOX 508
CARMEL VALLEY, CA 93924
Until requested otherwise send all tax statements to (Name, Address, Zip):
PERRY W AND LINDA M OPPELT
PO BOX 508
CARMEL VALLEY, CA 93924

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,) ss.
County of Klamath
I certify that the within instrument was received for record on the 28th day of April, 1993, at 11:37 o'clock A.M., and recorded in book/reel/volume No. M93 on page 9141 or as fee/file/instrument/microfilm/reception No. 60670, Record of Deeds of said County.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE
By D. A. M. Deputy

Fee \$30.00