

NL 72548

BARGAIN AND SALE DEED

Vol. 1993 Page 32732

KNOW ALL MEN BY THESE PRESENTS, That Marjorie N. Lamoreaux, Trustee of the Lamoreaux Family Trust created by a Declaration of Trust dated 6/11/87, hereinafter called grantor, as amended for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Marjorie N. Lamoreaux, a single woman, 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:

A portion of Lots 1 and 2, Section 33, Township 36 South, Range 7 East of the Willamette Meridian, West of Klamath Lake, Klamath County, Oregon, described as follows: Beginning at an iron pipe in Lot 2 from which the East quarter corner of Section 33 Twp. 36 S., R. 7, E.W.M., West of Klamath Lake, bears South 23°51' East 1190.3 feet distant; thence North 33°09'10" West 500 feet; thence South 56°50'50" West 435.6 feet; thence South 33°09'10" East 500 feet; thence North 56°50'50" West 435.6 feet, more or less, to the point of beginning, containing 5 acres, more or less.

ALONG WITH a non-exclusive easement for ingress and egress over and across the existing road running from the above described tract of land to its intersection with the Lake of the Woods Highway and lying within the following described tract of land; Lot 2, Section 33, SW¼NW¼, Lot 1, and E¼SW¼ Section 34, all in Twp. 36 S., R. 7 E.W.M., and NW¼NW¼, Section 3 and Lots 5, 6 and 7 Section 4 in Twp. 37 S., R. 7 E.W.M.

TO TRANSFER REAL PROPERTY FROM A TRUST TO THE CREATOR OF THE TRUST.

(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 \$ 0

~~Howsoever the natural consideration consists of or includes other property, the value of which is the whole or part of the consideration (indicated by the symbol ©, if not applicable, should be deleted. See ORS 93.030.)~~

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 3rd day of December, 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 PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Marjorie N. Lamoreaux

STATE OF OREGON, County of _____ ss.

This instrument was acknowledged before me on _____, 19____,

by _____, 19____,

as _____,

of _____,

My commission expires _____ Notary Public for Oregon

Marjorie N. Lamoreaux, Trustee
2200 Oak Knoll Avenue West
Napa, CA 94558

Grantor's Name and Address

Marjorie N. Lamoreaux
2200 Oak Knoll Avenue West
Napa, CA 94558

Grantee's Name and Address

After recording return to (Name, Address, Zip):
Marjorie N. Lamoreaux
2200 Oak Knoll Avenue West
Napa, CA 94558

Until requested otherwise send all tax statements to (Name, Address, Zip):

STATE OF OREGON,

County of _____ ss.

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/title/instrument/microfilm/reception No. _____, Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME TITLE
By _____ Deputy

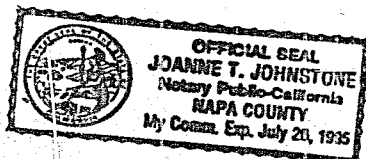
SPACE RESERVED FOR RECORDER'S USE

STATE OF CALIFORNIA)
COUNTY OF NAPA) ss.

32733

On December 3, 1993, before me, Joanne T. Johnstone, a Notary Public in and for the State of California, personally appeared MARJORIE N. LAMOREAUX, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



Joanne T. Johnstone
NOTARY'S SIGNATURE

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Marjorie Lamoreaux
of Dec. A.D., 19 93 at 10:06 o'clock A M., and duly recorded in Vol. 93
of Deeds on Page 32732

FEE \$35.00

Evelyn Biehn - County Clerk

By *Pauline Mullins*