

## BARGAIN AND SALE DEED

KENNETH C. FENSTERMACHER, Grantor, conveys to KENNETH C. FENSTERMACHER and KENNETH R. FENSTERMACHER, as joint tenants, with right of survivorship, Grantee the following real property, described as follows, to-wit:

See Attached Exhibit "A"

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00.

Dated this 7th day of February, 1994.

*Kenneth C. Fenstermacher*  
*By Kenneth R. Fenstermacher*  
KENNETH C. FENSTERMACHER  
by KENNETH R. FENSTERMACHER,  
His Attorney-In-Fact

Under Power of Attorney recorded in Klamath County Deed Records at Volume N93 Page 34074.

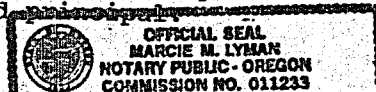
THIS INSTRUMENT WILL NOT ALLOW  
USE OF THE PROPERTY DESCRIBED IN  
THIS INSTRUMENT IN VIOLATION OF  
APPLICABLE LAND USE LAWS AND  
REGULATIONS. BEFORE SIGNING OR  
ACCEPTING THIS INSTRUMENT, THE  
PERSON ACQUIRING FEE TITLE TO THE  
PROPERTY SHOULD CHECK WITH THE  
APPROPRIATE CITY OR COUNTY PLANNING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

STATE OF OREGON            )  
                                  ) ss.  
COUNTY OF Klamath        )

On this the 7th day of February, 1994 personally  
appeared KENNETH R. FENSTERMACHER, who, being duly sworn (or  
affirmed), did say that he is the attorney in fact for  
KENNETH C. FENSTERMACHER and that he executed the foregoing



instrument by authority of and in behalf of said principal;  
and he acknowledged said instrument to be the act and deed of  
said principal.



MY COMMISSION EXPIRES NOV. 24, 1995

*Marcie M. Lyman*  
Notary Public for Oregon

My Commission Expires: 11-24-95

GRANTOR'S NAME AND ADDRESS:

FENSTERMACHER  
1611 McCLELLAN  
KLAMATH FALLS, OREGON 97601

GRANTEE'S NAME AND ADDRESS:

KENNETH R. FENSTERMACHER  
1413 PINE GROVE ROAD  
KLAMATH FALLS, OREGON 97603

AFTER RECORDING RETURN TO:

KENNETH R. FENSTERMACHER  
1413 PINE GROVE ROAD  
KLAMATH FALLS, OREGON 97603

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

KENNETH R. FENSTERMACHER  
1413 PINE GROVE ROAD  
KLAMATH FALLS, OREGON 97603



## EXHIBIT "A"

All of Lot 90 and the following described portion of Lot 89 in MOYINA, in the County of Klamath, State of Oregon:

Beginning at the most Westerly corner of said Lot 89; thence North 57° 30' East, along the line between said Lots 89 and 90, a distance of 125.0 feet, more or less, to the most Northerly corner of said Lot 89; thence Southeasterly along the Northeasterly boundary of said Lot 89, which boundary is marked by the arc of a curve to the right, the radius of which is 723.69 feet, a distance of 26.8 feet; thence South 59° 19' West along the radius of said curve, 125.0 feet, more or less, to the Southwesterly boundary of said Lot 89; thence Northwesterly along said Southwesterly boundary which is the arc of a curve to the left, a distance of 18.03 feet, more or less, to the point of beginning.

## Subject to:

1. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29, recorded May 24, 1983 in Book M-83 at page 8062.
2. An easement and right of way granted to The California Oregon Power Company, a California Corporation, by an instrument, including the terms and provisions thereof, dated March 11, 1940, recorded April 5, 1940 in Book 128 at page 267, Deed Records.
3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Moyina.
4. Set back provisions as delineated on the recorded plat, 30 feet from street lines and 5 feet from side lines.
5. Lien of Department of Revenue with State of Oregon for deferral of real property taxes.
6. Except reservations, restrictions, right-of-way, easements of record and those apparent upon the land.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Jerry Molatore the 16th day  
of Feb. A.D., 19 94 at 3:56 o'clock P. M., and duly recorded in Vol. M94  
of Deeds on Page 5231.

FEE \$40.00

Evelyn Riehn County Clerk  
By Douglas Millender