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BARGAIN AND SALE DEED

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KNOW ALL MEN BY THESE PRESENTS, That JOHN MOREY HAMMERS

for the consideration of \$1000.00 to him in hand paid by Deena W. Hammers, the receipt of which is hereby acknowledged, and unto Grantor's heirs, successors and assigns unto of Klamath, State of Oregon, described as follows, to-wit:

Lot 12, TONATEE HOMES, according to the official plat on file in the office of the County Clerk of Klamath County, Oregon.

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 \$1000.00. 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 5th day of September, 1994, 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 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, County of Klamath, I, Notary Public for Oregon, My commission expires: 9-22-92

STATE OF OREGON, County of Klamath, I certify that the foregoing instrument was acknowledged before me this 19th day of September, 1994, by John Morey Hammers, president, and by Deena W. Hammers, secretary of Klamath County, on behalf of the corporation.

John Morey Hammers
2124 Arthur Street, #8
Klamath Falls, OR 97601
Deena W. Hammers
4241 Barry Avenue
Klamath Falls, OR 97603

STATE OF OREGON, County of Klamath, I certify that the within instrument was received for record on the 12th day of April, 1994, at 12:58 o'clock P.M., and recorded in book/rec/volume No. 190, on page 7284, or as fee/file/instrument/microfilm/reception No. 13762. Record of Deeds of said County. Witness my hand and seal of County of Klamath, Oregon, this 12th day of April, 1994.

Evelyn Biehn, County Clerk
By: Annette Mueller, Deputy

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title of April A.D. 1994 at 1:42 o'clock P.M., and duly recorded in Vol. M94 on Page 13272

FEE \$10.00

Evelyn Biehn, County Clerk
By: Annette Mueller