62028 06-20-94A11:49 RCVI	BARGAIN AND SALE DEED	Volma4 Page	19247
83028 06-20-94A11:49 RCVI KNOW ALL MEN BY THESE PRES		James) M. Maynard	CALADE !
KNOW ALL MEN BI THESE FRE	SENTS, That	, hereinafter	called granto
for the consideration hereinafter stated, does and Joyce C. Ward Trust date		nd convey unto the Marti	n J. The
hereinafter called grantee, and unto grantee		gns all of that certain real prop	perty with th
tenements, hereditaments and appurtenative of Klamath , State of Oregon			in the Count
		같은 물건을 가지 않는 것이라. 이가 있는 것을 가지 않는 것을 수 없다. 이 같은 것을 것을 것을 수 없다. 않는 것을	
Undivided one-half interest : U.S. Forest Service Summer Ho			
County, Oregon; and more par	ticularly in the l	egal description to	be
found in the Warranty Deed, D Deeds Page 8819, Klamath Court			
Agreement dated 6-8-1994; the	ereby conveying Gr		
in said property at Lot 4, B.	lock Q.		
Subject to Unrecorded Term Sp and Covenants, conditions, re			
of record on the subject prop		.s and fights of way	, IIOM
		2월 프라이어 전자이 12월 20일 - 19일 19월 2일 - 19일	
(IF SPACE INSUFF	FICIENT, CONTINUE DESCRIPTION ON	REVERSE SIDE)	
그는 그는 것 같은 그는 것 같이 있는 것 같은 것은 것을 것 같은 것 같은 것 같은 것 같이 봐요. 주 중 것 같은 것			
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19248

CABIN TRADE AGREEMENT

Agreement made this 8th day of June 1984 between Jim (James) M. Maynard, whose mailing address is 559 So. Mountain Ave, Ashland, Oregon 97520 (hereafter referred to as Maynard) and Martin I. Thommes and Joyce C. Ward whose mailing address is 549 Auburn Street, Ashland, Oregon 97520. Joyce Ward and Martin Thommes are hereafter referred to as Ward-Thommes.

1. The purpose of this Agreement is the trade of Maynard's 50% ownership in the cabin known as Q-4, Lake of the Woods (hereafter referred to as Q4) plus \$75,000.00 to Ward-Thommes in exchange for full ownership of the cabin known as Q-10, Lake of the Woods (hereafter referred to as Q10) to Maynard.

2. Maynard and Ward-Thommes agree to prorate any prepaid fees for each property for the Forest Service leases, insurance, and Klamath County Property Tax, propane tank rental, and the current replacement cost of the propane. Maynard and Ward-Thommes will each equally pay half of all costs for closing including but not limited to transfer of title, recordings, etc.

3. Ward-Thommes and Maynard agree to first make complete settlement of accounts for the present partnership of ownership of Q4 by Joyce Ward and Jim Maynard with no inclusions of charges for labor by any of the owners, costs for the additional cabinet work, and to readjust costs for 1992 utilities to charge Maynard 33.3% and Ward-Thommes 66.7%.

4. Maynard agrees to make payment to Ward-Thommes in full at closing.

5. Ward-Thommes and Maynard agree that Maynard will retain ownership of all items owned by Maynard left at Q4 which have not been charged to the present owner partnership of Joyce Ward and Jim Maynard for Q4. These include, but are not limited to, one oil painting, one lithograph by Joan Rothermel, telephone answering machine, microwave oven, hot plate, coffee maker, stove/oven), Kawasaki jet ski and accessories, winch, paddles, waterski jackets, wash tub, various hand tools, wrecking bar, fire hose, screen door, clothes, books, and garbage can. Maynard also is to get ownership of the bed he used at Q4.

6. Ward-Thommes and Jim agree that Ward-Thommes will retain ownership of all items owned by Ward-Thommes left at Q10 and which were not included with the original purchase of Q10 by Ward-Thommes. These include, but are not limited to two tapestry wall hangings, one set of wall prints, one double sleeper sofa, new double mattress set, phonograph, books & magazines, one sailboat, one orange rowboat with accessories such as oars, life preservers, sea biscuit, etc., but not including the woodstove.

7. Ward-Thommes and Maynard agree that ownership of both canoes will remain with Q4 and that ownership of the aluminum runabout boat and motor will remain with Q10. Ward-Thommes and Maynard agree that the Q4 dock, extra floatation, and fire wood will remian at Q4 and the Q10 dock and fire wood at Q10 will remain at Q10.

8. This Agreement shall be construed and interpreted according to the laws of the State of Oregon and shall be binding upon the parties hereto, their heirs, successors, assigns, executors, administrators and personal representatives; and references to Maynard and to Ward-Thommes herein shall include their heirs, successors, assigns, executors and personal representatives.

9. In the event litigation ensues, the prevailing party will be entitled to a reasonable award of attorney's fees incurred, at trial or on appeal.

Jim Marmard 6-8-94 Jim Maynard Date

Mirtin Thomme 6-8-94 Martin Thommes Date

STATE OF OREGON.

Joyce Ward Date

JAckson SS. On this 8th day of Xeey June , 19 County of before me, the undersigned, a notary public in and for said county and state, personally appeared the within named_

Jim Maynard Martin Thommes Joyce Ward known to me to be the identical individual. S described in and who executed the within instrument and acknowledged to me that <u>they</u> executed the same freely and voluntarily.

SS.

N. A.Y IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written. 0 Earl Kevel

attached to document.

STATE OF OREGON: COUNTY OF KLAMATH:

Notary Public for Oregon My commission expires_

Filed for record at request of the 20th dav Thommes/Ward June A.D., 19 94 at 11:49 o'clock A.M., and duly recorded in Vol. M94 on Page <u>19247</u> Evelyn Biehn - County Clerk By *Qruuine Mullinslase* of Deeds

FEE \$35.00

of