

After recording, return to:  
David W. Harper, PC  
1618 SW First Ave., Ste. 415  
Portland, OR 97201  
(503)222-4900

Send tax statements to:  
Robert T. Gumm  
386 E. Ash St.  
Lebanon, OR 97355

## BARGAIN AND SALE DEED

197C 42.270

ELIZABETH EARLY TRUST, Hal Zurcher and Steve White, Trustees, Grantor, grants, bargains, and sells all of its interest to ROBERT GUMM, Grantee, his heirs and assigns, all the real property, with tenements, hereditaments and appurtenances, located in Klamath County, State of Oregon, bounded and described as follows:

PART OF LOT 8, BLOCK 49, NICHOLS ADDITION (SEE EXHIBIT A ATTACHED)

To have and to hold, the above described and granted premises unto the said Grantee, her heirs and assigns forever.

The true consideration for the above conveyance is \$2500.00; This property has been damaged and is subject to condemnation as uninhabitable by the local government agencies. Grantor was in the process of tearing the building down, but Grantee desired to buy it "As Is" and handle it himself. The City of Klamath Falls has indicated that the building must be removed from the property or completely repaired before the end of 1994.

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

DATED THIS 17<sup>th</sup> day of October, 1994.

ELIZABETH EARLY TRUST

By: Hal Zurcher  
Trustee

By: Steve White  
Trustee

STATE OF OREGON

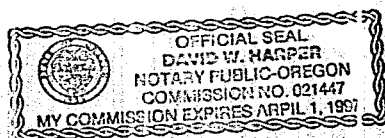
County of Multnomah

SS.

October  
September 17, 1994.

Personally appeared the above-named Hal Zurcher and Steve White, as all the Trustees of the Elizabeth Early Trust, and acknowledged with authority under the Trust document the foregoing instrument to be their voluntary act and deed.

Before me:



David W. Harper  
Notary Public for Oregon

EXHIBIT "A"

33039

The Easterly 30 foot strip of land of Lot 8, Block 49, NICHOLS  
ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath,  
State of Oregon, more particularly described as follows:

Beginning at the Northeast corner of Lot 8, Block 49, NICHOLS  
ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence running 30  
feet Westerly and parallel with Main Street of Klamath Falls,  
Oregon; thence running at right angles Southerly 113 feet;  
thence running at right angles Easterly 30 feet; thence running  
at right angles Northerly 113 feet to the place of beginning.

CODE 1.1 MAP 3809-32AA TL 6700

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co  
of Oct A.D. 19 94 at 3:34 o'clock P M., and duly recorded in Vol. M94  
of Deeds on Page 33037

FEE \$40.00

Evelyn Biehn

By

County Clerk

Pauline Mullendorp