

RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601	TAX STATEMENTS TO: Margaret Mary Woody 1900 Burns #14 Klamath Falls, OR 97603	CLERK'S STAMP:
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-BARGAIN AND SALE DEED-

The Woody Family Trust, Alfred Z. Woody and Margaret Mary Woody, Trustees, Grantors, convey to Margaret Mary Woody, Grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lot 101 of Third Addition to Sportsman Park, Klamath County, Oregon according to the official plat thereof on file in the records of Klamath County, Oregon.

Subject to: Agreement concerning the operation of the dam and control of the water levels of Upper Klamath Lake; reservations and easement contained in the Dedication of Third Addition to Sportsman Park; Any easement of record; Taxes for fiscal year commencing July 1, 1897, which are now a lien but not yet payable; and to the following building and user restriction which grantees, their heirs, grantees and assigns assume and fully agree to fully observe and comply with, to wit:

The true and actual consideration for this transfer is to clear title.

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 use.

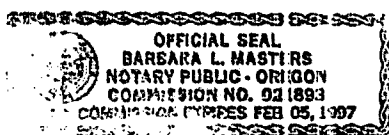
DATED this 27 day of February, 1995.

Margaret Mary Woody

STATE OF OREGON)
County of Klamath) ss. February 27, 1995.

Personally appeared the above-named Margaret Mary Woody and acknowledged the foregoing instrument to be her voluntary act. Before me:

Bernetha G. Letsch
Notary Public for Oregon
My Commission expires: 2597



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Brandsness, Brandsness & Rudd the 1st day of March A.D., 19 95 at 9:30 o'clock A M., and duly recorded in Vol. M95 of Deeds on Page 4519.

FEE \$30.00

Bernetha G. Letsch, County Clerk
By Bernetha G. Letsch