

NA 96603 BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That MTC 3A914 KR SEE ATTACHED EXHIBIT "A" hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto THEODORE E. THOM hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Unit C of Tract 1298, MT. VIEW CONDOMINIUM, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon situated in the SW 1/4 of the NE 1/4, Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

03-22-95ATT-00 RCVD

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 \$1.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.) 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 15th day of March, 1995, if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

SEE ATTACHED EXHIBIT "A"

STATE OF OREGON, County of ) ss. This instrument was acknowledged before me on , 19, by This instrument was acknowledged before me on , 19, by as of

Notary Public for Oregon

My commission expires

Richard F. Laubengayer  
Grantor's Name and Address  
Theodore E. Thom  
421 Damont St.  
Klamath Falls, OR 97601  
Grantee's Name and Address  
After recording return to (Name, Address, Zip):  
Theodore E. Thom  
421 Damont St.  
Klamath Falls, OR 97601  
Until requested otherwise send all tax statements to (Name, Address, Zip):  
Theodore E. Thom  
421 Damont St.  
Klamath Falls, OR 97601

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of ) ss. I certify that the within instrument was received for record on the day of , 19, at o'clock M., and recorded in book/reel/volume No. on page or as fee/file/instrument/microfilm/reception No. Record of Deeds of said County. Witness my hand and seal of County affixed.

NAME TITLE By Deputy

EXHIBIT "A"

GRANTORS

RICHARD F. LAUBENGAYER  
as to an undivided 16.105% interest

JON S. WAYLAND  
as to an undivided 9.4950% interest

JOAN T. WAYLAND  
as to an undivided 6.61% interest

THEODORE E. THOM  
as to an undivided 9.69% interest  
STEPHEN P. HALL, JR. aka  
STEVEN P. HALL, JR.  
as to an undivided 5.30% interest

DAVID D. REEDER  
as to an undivided 6.04% interest

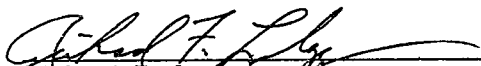
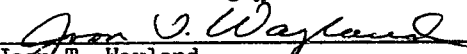

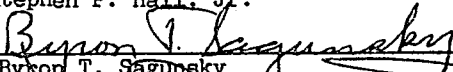
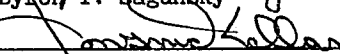
BYRON T. SAGUNSKY  
as to an undivided 4.98% interest



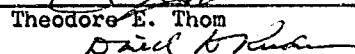
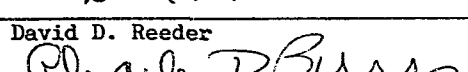
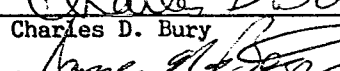
CHARLES D. BURY  
as to an undivided 27.1866% interest

CHARLES D. BURY, JON G. MCKELLAR and JAMES N. BEGGS  
as tenants in common  
as to an undivided 6.7967% interest

and

JON G. MCKELLAR  
as to an undivided 6.7967% interest  
as tenants in common

  
Richard F. Laubengayer  
  
Joan T. Wayland  
  
Stephen P. Hall, Jr.  
  
Byron T. Sagunsky  
  
Jon G. McKellar

  
Jon S. Wayland  
  
Theodore E. Thom  
  
David D. Reeder  
  
Charles D. Bury  
  
James N. Beggs

\* State of Oregon

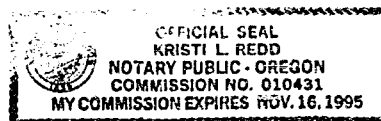
County of Klamath3/15, 1995

Personally appeared the above named RICHARD F. LAUBENGAYER,  
and acknowledged the foregoing instrument to be HIS voluntary act and  
deed.

WITNESS My hand and official seal.

(seal)

Kristi L. Redd  
Notary Public for Oregon  
My Commission expires: 11/16/95



\* State of Oregon

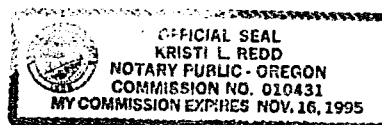
County of Klamath3/15, 1995

Personally appeared the above named JON S. WAYLAND,  
and acknowledged the foregoing instrument to be HIS voluntary act and  
deed.

WITNESS My hand and official seal.

(seal)

Kristi L. Redd  
Notary Public for Oregon  
My Commission expires: 11/16/95



\* State of Oregon

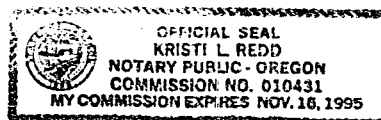
County of Klamath3/15, 1995

Personally appeared the above named JOAN T. WAYLAND,  
and acknowledged the foregoing instrument to be HER voluntary act and  
deed.

WITNESS My hand and official seal.

(seal)

Kristi L. Redd  
Notary Public for Oregon  
My Commission expires: 11/16/95



\* State of Oregon

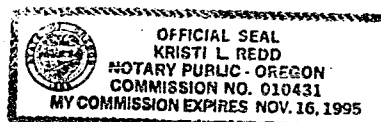
County of Klamath3/16, 1995

Personally appeared the above named THEODORE E. THOM  
and acknowledged the foregoing instrument to be HIS voluntary act and  
deed.

WITNESS My hand and official seal.

(seal)

Kristi L. Redd  
Notary Public for Oregon  
My Commission expires: 11/16/95



\* State of Oregon

County of Klamath3/15, 1995

Personally appeared the above named STEPHEN P. HALL, JR.  
and acknowledged the foregoing instrument to be HIS voluntary act and  
deed.

WITNESS My hand and official seal.

(seal)

Kristi L. Redd  
Notary Public for Oregon  
My Commission expires: 11/16/95



\* State of Oregon

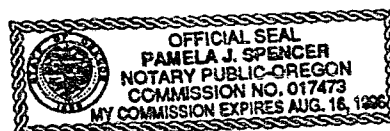
County of Klamath3/20, 1995

Personally appeared the above named DAVID D. REEDER  
and acknowledged the foregoing instrument to be HIS voluntary act and  
deed.

WITNESS My hand and official seal.

(seal)

Pamela J. Spencer  
Notary Public for Oregon  
My Commission expires: 8/16/96



\* State of Oregon

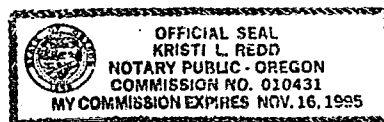
County of Klamath

Personally appeared the above named BYRON T. SAGUNSKY  
and acknowledged the foregoing instrument to be HIS voluntary act and  
deed.

WITNESS My hand and official seal.

(seal)

Kristi L. Redd  
Notary Public for Oregon  
My Commission expires: 11/16/95



\* State of Oregon

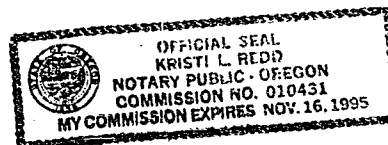
County of Klamath

Personally appeared the above named CHARLES D. BURY  
and acknowledged the foregoing instrument to be HIS voluntary act and  
deed.

WITNESS My hand and official seal.

(seal)

Kristi L. Redd  
Notary Public for Oregon  
My Commission expires: 11/16/95



\* State of Oregon

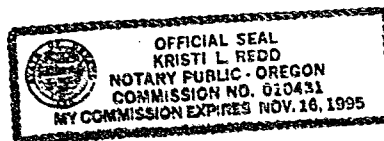
County of Klamath

Personally appeared the above named ION G. MC KELLAR  
and acknowledged the foregoing instrument to be HIS voluntary act and  
deed.

WITNESS My hand and official seal.

(seal)

Kristi L. Redd  
Notary Public for Oregon  
My Commission expires: 11/16/95



\*State of Oregon

County of Klamath3/15, 1995

Personally appeared the above named JAMES N. BEGGS  
and acknowledged the foregoing instrument to be HIS voluntary act and  
deed.

(seal)

WITNESS My hand and official seal.

Kristi L. Redd  
Notary Public for Oregon  
My Commission expires: 11/16/95



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 22nd day  
of March A.D., 1995 at 11:00 o'clock A M., and duly recorded in Vol. M95  
of Deeds on Page 6546.

FEE \$55.00

Bernetha G. Letach, County Clerk  
Bernetha G. Letach