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98819

BARGAIN AND SALE DEED

Vol. M45 Page 10178

KNOW ALL MEN BY THESE PRESENTS, That Trustee of 1978 Hattie Gay Trust
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto James G. Clark, hereinafter called grantor,

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:

Section 34: The NE1/4 of the NW1/4 and the W1/2 of the NW1/4, EXCEPT Deed Volume 102, page 362, Deed Records of Klamath County, Oregon, described as follows:

A parcel of land in the Northwest quarter of Section 34, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, and being a portion of that property which was conveyed by those certain deeds to Ben Gay as recorded in the Klamath County Records of Deeds, Volume 95, page 238 and Volume 99, page 467, and being more particularly described as follows:

Beginning at a point which is 587.9 feet North and 763.9 feet East of the West quarter corner of Section 34, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence North 13 degrees 30' West a distance of 660.0 feet; thence North 76 degrees 30' East a distance of 660.0 feet; thence South 13 degrees 30' East a distance of 660.0 feet; thence South 76 degrees 30' West a distance of 660.0 feet to the point of beginning.

(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 However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). ② (The sentence between the symbols ①, 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 21st day of April, 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.

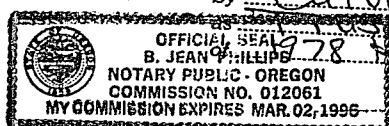
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Ben Gay
Trustee of the 1978 Hattie Gay Trust

Christina Pugh
Trustee of the 1978 Hattie Gay Trust

STATE OF OREGON, County of ss.
This instrument was acknowledged before me on , 1995,
by .

This instrument was acknowledged before me on 4-21, 1995,
by Calvin Gay and Christina Pugh



B. Jean Phillips
Notary Public for Oregon

My commission expires 3-2-96

1978 Hattie Gay Trust

Grantor's Name and Address

Grantee's Name and Address

After recording return to (Name, Address, Zip):

James G. Clark
2684 Simas Ave.
Pinole, CA 94564

Until requested otherwise send all tax statements to (Name, Address, Zip):

Same as above

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 21st day of April, 1995, at 2:55 o'clock P.M., and recorded in book/reel/volume No. M95 on page 10178 or as fee/file/instrument/microfilm/reception No. 98819 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, County Clerk
Bernetha G. Letsch, Deputy

Fee \$30.00

30.80
ck