

BARGAIN AND SALE DEED

MTC 3A926DS

KNOW ALL MEN BY THESE PRESENTS, That Western United Life Assurance Company, a corporation, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto STEPHEN JON PARSONS, 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:

That portion of the W1/2 SE1/4 lying Easterly of the Chiloquin Ridge Road as now located in Section 35, Township 34 South, Range 7 East of The Willamette Meridian, Klamath County, Oregon.

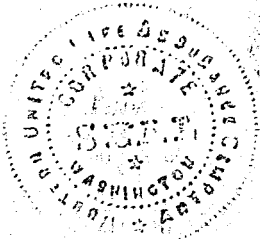
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

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 \$46,000.00. This deed is given in fulfillment of contract dated April 25th, 1984, between Douglas K. Smith and Beverly A. Smith, as Seller and Stephen Jon Parsons and Sharon Lee Parsons, as Purchaser, as evidenced by Memorandum of Contract dated April 25, 1984, and recorded on April 26, 1984, in Volume M84, Page 6943, Microfilm Records of Klamath County, Oregon, as Recorder's Fee No. 36013.

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 27th 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.

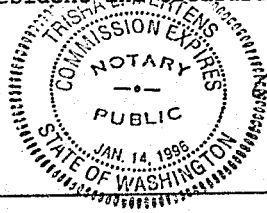


WESTERN UNITED LIFE ASSURANCE COMPANY

BY: Anthony A. Steffens, Vice PresidentBY: Michael Barcelo, Treasurer

STATE OF WASHINGTON)
County of Spokane) ss.

This instrument was acknowledged before me on April 27, 1995, by Anthony A. Steffens and Michael Barcelo, as Vice President and Treasurer, respectively, of Western United Life Assurance Company.



Notary Public in and for the State of Washington, residing at Spokane
My commission expires: 1/14/96

Grantor's Name and Address:
Western United Life Assurance Company
929 W Sprague Avenue
Spokane, WA 99204
Grantee's Name and Address:

State of Oregon)
County of Klamath) ss.

I certify that the within instrument was received for record on the 11th day of May, 19 95, at 3:31 o'clock P. M., and recorded in book/reel/Volume No. M95 on page 12280 or as fee/file/instrument/microfilm/reception no. 99858 said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch Co Clerk
Name Title

By: Annette Mueller, Deputy

Fees: \$30.00

After Recording return to:
Stephen Parsons
P.O. Box 65
Chiloquin, OR 97624
Until requested otherwise
send all tax statements to:
Stephen Parsons
P.O. Box 65
Chiloquin, OR 97624
pln/40656