

BARGAIN AND SALE DEED

Everett Lee Ward, Grantor, conveys to James E. Ward and Margaret E. Ward, husband and wife, Grantees, the following described real property:

Tract 40, LEWIS TRACTS, Klamath County, Oregon

Grantor reserves a life estate in the property conveyed.

The true consideration for this conveyance is \$ -0- .

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 24 day of August, 1995.

Everett Lee Ward
Everett Lee Ward

STATE OF OREGON)
) ss.
County of Klamath)

This instrument was acknowledged before me on August 24, 1995, by Everett Lee Ward.

Diane Loney
Notary Public for Oregon
My commission expires: 3-27-99

Everett Lee Ward
Grantor

James E. Ward
Margaret E. Ward, h/w
Grantees



After recording return to:

Donald R. Crane
635 Main Street
Klamath Falls, Oregon 97601

Until a change is requested all tax statements shall be sent to the following address:

James and Margaret Ward
1600 Ivory Street
Klamath Falls, OR 97603

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 23th day
of Aug A.D., 19 95 at 1:54 o'clock P M., and duly recorded in Vol. M95,
of _____ Deeds on Page 23163

FEE \$30.00

By Bernetha G. Letsch, County Clerk