

NL 5398 BARGAIN AND SALE DEED Vol. MS Page 23481

KNOW ALL MEN BY THESE PRESENTS, That GREGORY J. DECKER

, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto STAR AND ASSOCIATES, INC. 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:

West Klamath, Lot 11 and 12 POR, Klamath County, commonly known as 5215 Peggy Ave., Klamath Falls, OR 97601.

Altamont Small Farms, Lot 25 POR, Klamath County, commonly known as 5704 Altamont Dr., Klamath Falls, OR 97603.

SUBJECT TO EXISTING LEINS AND ENCUMBRANCES

(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 \$ -0-

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). (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 30 day of August, 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.

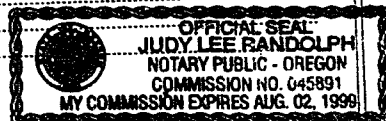
GREGORY J. DECKER

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on August 30, 1995, by GREGORY J. DECKER

This instrument was acknowledged before me on 19, by as of

Judy Lee Randolph  
Notary Public for Oregon  
My commission expires Aug. 02, 1999



GREGORY J. DECKER  
4507 Laverne Ave.  
Klamath Falls, OR 97603  
Grantor's Name and Address

STAR AND ASSOCIATES, INC.  
123 North 4th Street  
Klamath Falls, OR 97601  
Grantee's Name and Address

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

STAR AND ASSOCIATES, INC.  
123 North 4th Street  
Klamath Falls, OR 97601

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

STAR AND ASSOCIATES, INC.  
123 North 4th Street  
Klamath Falls, OR 97601

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 30th day of Aug, 1995, at 3:30 o'clock P.M., and recorded in book/reel/volume No. M95 on page 23481 or as fee/file/instrument/microfilm/reception No. 5398, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co Clerk

NAME TITLE  
Bernetha G. Letsch Deputy

FEE; \$30.00

300  
cc