

K-48356-G
BARGAIN AND SALE DEED

Bruce A. Froemke and Nola D. Cronk, Grantor, conveys to Bruce Froemke, Grantee, the following described real property in Klamath County, Oregon

See attached exhibit "A"

Subject to reservations, restrictions, rights-of-way, easements of record and those apparent upon the land.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$45,000.00.

In Witness Whereof, the grantors have executed this instrument this 28th day of JULY, 1995.

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

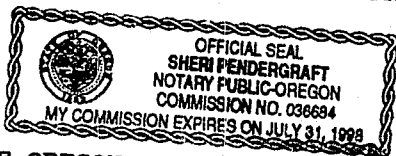
Bruce A. Froemke
BRUCE A. FROEMKE

Nola D. Cronk
NOLA D. CRONK

PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

STATE OF OREGON)
Deschutes) ss.
COUNTY OF ~~KLAMATH~~)

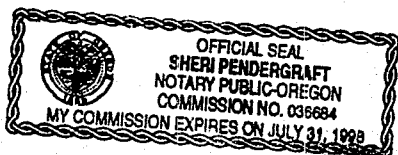
The foregoing instrument was acknowledged before me this 28th day of July, 1995 by BRUCE A. FROEMKE.



Sheri Pendergraft
Notary Public for Oregon
My Commission Expires ~~03-23-98~~
7-31-98

STATE OF OREGON)
) ss.
COUNTY OF DESCHUTES)

The foregoing instrument was acknowledged before me this 28th day of July, 1995 by NOLA D. CRONK.



Sheri Pendergraft
Notary Public for Oregon
My Commission Expires 7-31-98

SEND TAXES TO: Bruce A. Froemke
2824 Bienn St.
Klamath Falls, OR 97601

RETURN TO: Jerry M. Molatore
426 Main St.
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS:
BRUCE A. FROEMKE
2824 BIEHN STREET
KLAMATH FALLS, OREGON 97601

NOLA D. CRONK
2990 NE SABER DRIVE
BEND, OREGON 97501

GRANTEE'S NAME AND ADDRESS:
BRUCE FROEMKE
2824 BIEHN STREET
KLAMATH FALLS, OREGON 97601

UNTIL A CHANGE IS REQUESTED, ALL
TAX STATEMENTS SHALL BE SENT TO:

Bruce A. Froemke
2824 Biehn Street
Klamath Falls, Oregon 97601

AFTER RECORDING, RETURN TO:
Jerry M. Molatore
426 Main Street
Klamath Falls, Oregon 97601

STATE OF OREGON,)
) ss.
COUNTY OF KLAMATH)

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

10V E PH 3 23

A tract of land situated in the SW 1/4 of SW 1/4 of Section 20, Twp. 38 South, Range 9 E.W.M., more particularly described as follows: That portion of the following described tract lying West of the West right of way line of the Dallas-California Highway as now located: Beginning at a point which is 860 feet North and 30 feet East from the corner common to Sections 19, 20, 29 and 30; thence North along a line parallel to and 30 feet East from the line between Sections 19 and 20, 222 feet; thence East and parallel to the line between Sections 20 and 29, 463 feet; thence South and parallel to the line between Sections 19 and 20, 222 feet, thence West parallel to the line between said Sections 20 and 29, 463 feet to the point of beginning, together with the North one-half of vacated Gage Road adjoining on the South.

SUBJECT TO: All future real property taxes and assessments, reservations, restrictions, easements and rights of way of record, on the land.

EXHIBIT "A"

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 6th day
of Sept A.D., 19 95 at 3:13 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 24038

FEE \$40.00

By Bernetha G. Leisch County Clerk