AFTER RECORDING, RETURN TO:

William M. Ganong
635 Main Street
Klamath Falls OR 97601

MAIL TAX STATEMENTS TO:

Andrew A. Patterson
Post Office Box 5091
Klamath Falls OR 97601

ATC 44027

BARGAIN AND SALE DEED

JAMES WILLIAM THOMAS, Grantor, conveys to ANDREW A. PATTERSON, Grantee, all right, title, and interest in and to the following described real property:

Lot 9, Block 1, SUNNYLAND, a resubdivision of the South 10 acres of Tract 31 of ENTERPRISE TRACTS. More commonly referred to as 1629 Avalon Street, Klamath Falls, Oregon 97603.

Klamath County Tax Assessor's Account No. 3809-34CD-1600

Subject to all real property taxes, assessments, and interest which are currently a lien on the property.

The true consideration for this conveyance is $14,460.

Dated this 16th day of November, 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 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.

James William Thomas
_____
James William Thomas

STATE OF OREGON, County of Klamath) ss.

On the 16 day of November, 1995, personally appeared the above named James William Thomas and acknowledged the above instrument to be his voluntary act and deed.

Subscribed and sworn to before me this 16 day of November, 1995.

OFFICIAL SEAL
EYRIKA MONROE
NOTARY PUBLIC-OREGON
COMMISSION NO. 041187
MY COMMISSION EXPIRES JAN. 30, 199...

Eyrika Monroe
Notary Public for Oregon
My commission expires: 1-30-99

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of _____Aspen Title & Escrow_____ the __17th__ day of __November__ A.D., 19 95 at __11:20__ o'clock __A__ M., and duly recorded in Vol. __M95__, of __Deeds__ on Page __31417__.

Bernetha G. Letsch, County Clerk
By Annette Mueller

FEE $30.00