

Jan Grigsby
Tom Grigsby
Melvin Grigsby

96-01-23P03:41 RCVD

Grantors

Estate of Byrd Elvin Grigsby
Grantee

After recording return to:
David B. Keeler and
Cami S. Hart
7208 Airway
Klamath Falls OR 97603

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

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, JAN GRIGSBY, TOM GRIGSBY and MELVIN GRIGSBY called grantors, for the consideration hereinafter stated, do hereby grant, bargain, sell and convey 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:

A tract of land situated in the NE 1/4 NE 1/4, Section 24, Township 39 South, Range 9 East Willamette Meridian, Klamath County, Oregon, described as beginning at a point located West a distance of 758.1 feet and South 0 degrees 19' West a distance of 30.0 feet from the iron axle marking the Northeast corner of said Section 24; said beginning point being on the South Boundary of Airway Avenue; thence South 0 degrees 19' West a distance of 248.9 feet to the Northerly boundary of the U.S.R.S. Dixon Drain; thence North 75 degrees 18' West along said boundary a distance of 201.3 feet; thence North 0 degrees 19' East a distance of 197.8 feet to the South boundary of Airway Avenue; thence East along the South boundary of Airway Avenue a distance of 195.0 feet, more or less to the point of beginning.

To have and to Hold the same unto the said grantees and grantee's heirs, successors and assigns forever.
*the said grantees, David B. Keeler and Cami S. Hart, with the rights of survivorship,
and
The true and actual consideration paid for this transfer, stated in terms of dollars is the sum of \$75,000.

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 provision hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantors have executed this instrument this 5th day of January, 1996; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Jan Grigsby
Jan Grigsby
Melvin Grigsby
Melvin Grigsby

Tom Grigsby
Tom Grigsby

State of Oregon

**BARGAIN AND SALE DEED
GRIGSBY ESTATE to BART & KEELER**

1995

County of BENTON

January 9, 1996

Personally appeared the above named TOM GRIGSBY AND MELVIN GRIGSBY,
and acknowledged the foregoing instrument to be THEIR voluntary act and
deed.

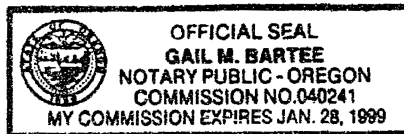
WITNESS My hand and official seal.

(seal)

Gail M. Bartee

Notary Public for Oregon

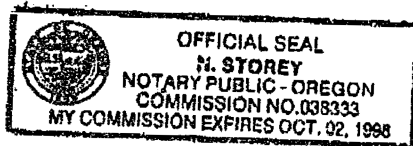
My Commission expires: 1-28-99



STATE OF OREGON, County of Marion ss.

Personally appeared the above named Jan Grigsby, and acknowledged the foregoing instrument to be his
voluntary act and deed.

(S E A L)



Before me 1-8-96
Notary Public for Oregon

My Commission Expires: 10-2-98

x N. Storey

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 23rd day
of Jan A.D., 19 96 at 3:41 o'clock P M., and duly recorded in Vol. M96,
of Deeds on Page 1994

FEE \$35.00

Bernetha G. Letsch, County Clerk
By [Signature]