

13295

BARGAIN AND SALE DEED

Vol. m96 Page 4060

KNOW ALL MEN BY THESE PRESENTS, That Fred S. Madden and Loretta L. Madden, his wife

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Timothy I Madden and Patricia A. Madden, as Trustees of the Madden Family Trust dated June 29, 1994 hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto Leloning or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 13, Sunshine Tracts in the County of Klamath, State of Oregon

Code 14 map 4110 - 1CD TL 7000  
Key #120210

96 FEB 12 P 3:46

(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 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 12 day of Feb, 1996, 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.

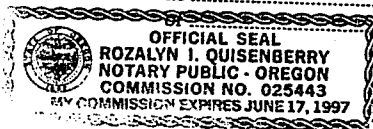
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on Feb 12, 1996 by Fred S. Madden and Loretta L. Madden

This instrument was acknowledged before me on Feb 12, 1996 by Fred S. Madden and Loretta L. Madden

as



Rozalyn I. Quisenberry  
Notary Public for Oregon  
My commission expires 6-17-97

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 12th day of Feb, 1996, at 3:46 o'clock P.M., and recorded in book/reel/volume No. M96 on page 4060 or as fee/file/instrument/microfilm/reception No. 13295 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, County Clerk

NAME TITLE  
By Bernetha G. Letsch DeputySPACE RESERVED  
FOR  
RECORDER'S USE

Grantor's Name and Address

Grantee's Name and Address

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

Timothy I. Madden  
13225 N. Dodge  
Reno NV 89511

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

Timothy I. Madden  
13225 N. Dodge  
Reno NV 89511

Fee \$30.00