

## BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That Harry James Fredricks and Mildred J. Fredricks, individually and as Trustees of The Harry J. Fredricks \*, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Harry J. Fredricks and Mildred J. Fredricks as Trustees of The Harry J. Fredricks Family Trust, UIT 3-12-91\*\*, 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:

\*Family Trust Agreement UID 3-12-91

\*\*and restated on 12-21-95

Lots 13, 14, 15, and 16 in Block 29 of Mountain View Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

(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 \$ 0.00. 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.

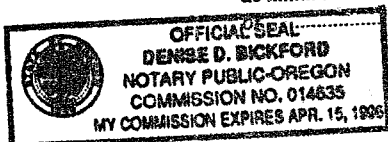
In Witness Whereof, the grantor has executed this instrument this 19th day of March, 1996; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Harry James Fredricks, Individually and as Trustee  
Mildred J. Fredricks, Individually and as Trustee

STATE OF OREGON, County of Klamath  
This instrument was acknowledged before me on March 19, 1996, by Harry James Fredricks and Mildred J. Fredricks, individually and as trustees

by  
as



My commission expires 4-15-96

Fredricks  
Grantor's Name and Address  
Fredricks  
Grantee's Name and Address  
After recording return to (Name, Address, Zip):  
Fredricks Family Trust  
1919 Bensen Ave.  
Klamath Falls, Oregon 97601  
Until requested otherwise send all tax statements to (Name, Address, Zip):  
Fredricks Family Trust  
1919 Bensen Ave.  
Klamath Falls, Oregon 97601

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 25th day of March, 1996, at 2:55 o'clock P.M., and recorded in book/reel/volume No. M96 on page 8145 or as fee/file/instrument/microfilm/reception No. 15282, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G Letsch, County Clerk  
NAME TITLE  
By Cheryl Deputy

Fee \$30.00

96 MAR 25 P2:55