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BARGAIN AND SALE DEED

Vol. M96 Page 11287

KNOW ALL MEN BY THESE PRESENTS, That SHARON DEVLIN AND SANDRA FANNING

, hereinafter called grantor,
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto RUSSELL M. TRACYhereinafter 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 KlamathState of Oregon, described as follows, to-wit:
of Block 1LOT 20 of BRYANT TRACTS, according to the official plat thereof on file in the
office of the County Clerk of 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 \$ to change vesting

However, the actual consideration consists of or includes other property or value given or promised which is
the whole 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 6 day of January, 196
if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly author-
ized 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

This instrument was acknowledged before me on January
by Sandra Fanning and Sharon DevlinThis instrument was acknowledged before me on 3-1-96
by SUSAN MARIE GRAFMEas NOTARY PUBLIC
of LAS VEGAS, NV.

Return dates:

Russell Tracy
1832 Summers Lane
Ciga 97603

My commission expires 4-1-97

Notary Public for Oregon
Nevada

STATE OF OREGON,

County of Klamath

ss.

BE IT REMEMBERED, That on this 22nd day of April, 1996
before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within
named Sandra Fanningknown to me to be the identical individual described in and who executed the within instrument and
acknowledged to me that she executed the same freely and voluntarily.IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
my official seal the day and year last above written.B. Jean Phillips
Notary Public for Oregon

My commission expires 3-2-2000

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 23rd day
of April, A.D., 1996 at 11:44 o'clock A.M., and duly recorded in Vol. M96
of Deeds on Page 11287

FEE \$30.00

By Elmertha G. Letsch, County Clerk
C. J. L. L. L.