

## BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That Summit Securities, Inc., hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Joe Farrell and Lois Farrell, husband and wife, 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:

Please See Exhibit "A" Attached Hereto And By This Reference Made A Part Hereof.

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.

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 \$215,000.00 (original contract sale price). This deed is given in fulfillment of contract dated June 1, 1984, between Malcolm A. Rubin and Carmella A. Rubin, as Seller and William C. Kienholz and Patricia A. Kienholz, as Purchaser, and recorded on June 5, 1984, in Volume M85, Page 14571.

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 8th day of May, 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.

SUMMIT SECURITIES, INC.

By Tom Turner  
Tom Turner, President

By Greg Gordon  
Greg Gordon, Secretary/Treasurer

STATE OF WASHINGTON )  
 ) ss.  
County of Spokane )

This instrument was acknowledged before me on May 8, 1996, by Tom Turner and Greg Gordon, as Vice President and Secretary, respectively, of Summit Securities, Inc..



Patricia Chandler  
Notary Public in and for the State of  
Washington, residing at Spokane  
My commission expires: 9-17-99

Grantor's Name and Address:

State of Oregon )  
 ) ss.  
County of )

Grantee's Name and Address:

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/reel/Volume No. \_\_\_\_\_, on page \_\_\_\_\_ or as fee/file/instrument/microfilm/reception no. \_\_\_\_\_, Record of Deeds of \_\_\_\_\_ said County.  
Witness my hand and seal of County affixed.

After Recording return to:  
Joe M. & Lois G. Farrell  
31900 Modoc Point Rd.  
Chiloquin, OR 97624  
Until requested otherwise  
send all tax statements to:

Name \_\_\_\_\_ Title \_\_\_\_\_  
By: \_\_\_\_\_ Deputy

All of Lot 4, Section 29, lying West of the Old Dalles-California Highway, and all of Lot 1, Section 30 lying West of said Highway, all in Township 35 South Range 7 East of the Willamette Meridian.

EXCEPTING THEREFROM that portion conveyed to State of Oregon, by and through its Department of Transportation Highway Division by Warranty Deed recorded August 28, 1981 in Volume M81, page 15346, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 21st day  
of May A.D., 19 96 at 3:53 o'clock PM., and duly recorded in Vol. M96  
of Deeds on Page 14754.

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
Cheryl Russell