

NA

18970

BARGAIN AND SALE DEED

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KNOW ALL MEN BY THESE PRESENTS, That CAPITOL INDUSTRIES, INC.,  
a Nevada Corporation

, hereinafter called grantor,  
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto  
KAREN H. LEE, a single woman  
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:

The Southerly 40.9 feet of Lot 18 and the Northerly 56.83 feet of Lot 19,  
Block 3, SHADOW HILLS NO. 1, in the County of Klamath, State of Oregon.

Code 63 Map 3809-35CB Tax Lot 2200 (Covers additional property)

(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 \$75,000.00

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 29th 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 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.

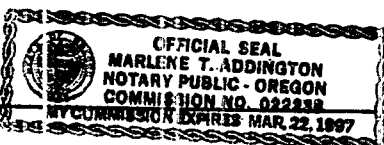
CAPITOL INDUSTRIES, INC.

TITLE Sec 1

STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on May, 1996,  
by Jeffrey Brestha

This instrument was acknowledged before me on May, 1996,  
by Jeffrey Brestha  
as Secretary  
of Capitol Industries, Inc.



Marlene T. Addington  
Notary Public for Oregon  
My commission expires 3/22/97

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instru-  
ment was received for record on the  
31st day of May, 1996,  
at 11:41 o'clock A.M., and recorded  
in book/reel/volume No. M96 on  
page 15827 or as fee/title/instru-  
ment/microfilm/reception No. 18970,  
Record of Deeds of said County.

Witness my hand and seal of  
County affixed.

Bernetha G Letsch, County Clerk  
NAME TITLE

By Cheryl Lussell Deputy

Fee \$30.00

SPACE RESERVED  
FOR  
RECORDER'S USE

Grantor's Name and Address

Grantee's Name and Address

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

Karen H. Lee  
1321 Summers Lane  
Klamath Falls, OR 97603

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

A. Above

96 MAY 31 AM 1:41