

NA

BARGAIN AND SALE DEED

Vol. m96 Page 17237

19640

KNOW ALL MEN BY THESE PRESENTS, That Mark Speno, Successor Trustee of the Charlotte V. Quinn Living Trust, dated December 15, 1989, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Mark Speno and the Kurtis Howard Speno Trust, as tenants in common, 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:

An undivided 1/2 interest in the following property:

See Reverse side for legal description attached hereto and incorporated herein by reference.

This deed is intended to vest the entire parcel (both undivided 1/2 interests) in the Grantees.

(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 the whole consideration (indicate which). (The words "and assigns" should be deleted. See ORS 83.030.)

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 _____ day of _____, 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.

WASHINGTON
STATE OF OREGON, County of _____ King _____) ss.

This instrument was acknowledged before me on May 6, 1996, by Jeanne K. Cady

This instrument was acknowledged before me on _____, 19____, by _____, as _____ of _____

Jeanne Cady
Notary Public for Oregon
My commission expires 3-15-97 Washington

Mark Speno Kurtis Howard Speno
1239 120th #J 1295 Laurel Hill Dr.
Bellevue, WA 98005 San Mateo, CA 94402

Grantor's Name and Address:

Mark Speno & Kurtis Howard Speno Trust
110 North Sixth Street
Klamath Falls, OR 97601

Grantee's Name and Address:

James R. Uerling
110 North Sixth Street
Klamath Falls, OR 97601

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

Mark Speno
1239 120th #J
Bellevue, WA 98005

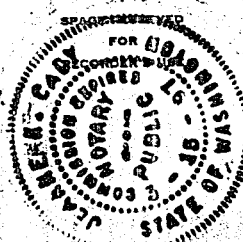
STATE OF OREGON,

County of _____ ss.

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.

NAME TITLE
By _____ Deputy



96 JUN 11 P3:42

17238

A portion of Lot 13, Block 8, SECOND HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point 74 feet 6 inches East from the Southwest corner of said Block 8, running thence North a distance of 70 feet; thence East a distance of 6 inches; thence South a distance of 70 feet to the Southeast corner of said Lot 13, Block 8; thence West a distance of 6 inches to the place of beginning.

Lot 14, Block 8, SECOND HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1.1 MAP 3809-28CC TL 12000
CODE 1.1 MAP 3809-28CC TL 11901

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 11th day of June A.D., 19 96 at 3:42 o'clock P. M., and duly recorded in Vol. M96 of Deeds on Page 17237.

FEE \$35.00

By Bernetha G. Letsch, County Clerk

