

After recording and until change requested, mail tax statements to:

DAVID S. BEGUN
662 Startouch Drive
Eugene OR 97405

BARGAIN & SALE DEED

LEONARD S. BEGUN, as Grantor, does hereby grant, bargain, sell and convey unto DAVID S. BEGUN, as 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:

Lots 7 and 8 in Block 12 of SPRAGUE RIVER VALLEY ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to easements, reservations, conditions and restrictions of record.

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.

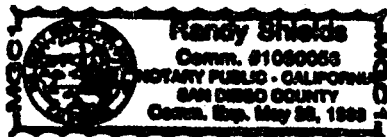
The true and actual consideration for this transfer is: Gift.

Dated: July 24, 1996.

Leonard S. Begun
LEONARD S. BEGUN

STATE OF CALIFORNIA)
County of San Diego) ss

The foregoing instrument was acknowledged before me on July 24, 1996 by Leonard S. Begun.



Randy Shields
Notary Public for California
My commission expires May 28, 1999

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Calkins & Calkins the 5th day of August A.D., 19 96 at 1:46 o'clock PM., and duly recorded in Vol. M96 of Deeds on Page 23827.

FEE \$30.00

Bernetha G Letsch, County Clerk
By Cheryl Russell