

23699

Vol. 93, Page 26113

After Recording, Return to:
 LAURIE NEILSON LEE
 FOSTER PEPPER & SHEFELMAN
 101 S. W. Main Street, 15th Floor
 Portland, OR 97204-3223

Until a change has been made,
 send all tax statements to:

no change

BARGAIN AND SALE DEED

MARGARET H. MANN, as Trustee of the MANN FAMILY DISCLAIMER TRUST u.d.d. July 27, 1993, as Grantor, conveys to MARGARET H. MANN, surviving Trustee of the Mann Family Trust, u.a.d. December 8, 1989, as Grantee, a ONE-HALF (1/2) interest in the following real property described below:

SEE ATTACHED EXHIBIT "A" (legal description) WHICH IS INCORPORATED HEREIN BY THIS REFERENCE

The true consideration for this conveyance is \$0 (this deed corrects the Bargain Sale Deed filed in Volume 93, Page 26426.

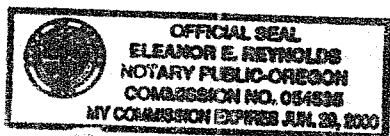
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING FOR FOREST PRACTICES AS DEFINED IN ORS 30.930.

DATED this 14th day of August, 1996.

Margaret H. Mann
 MARGARET H. MANN, as Trustee
 aforesaid

STATE OF OREGON)
) ss.
 County of Klamath)

On this 14th day of August, 1996, MARGARET H. MANN, as Trustee aforesaid, acknowledged the foregoing instrument to be her voluntary act and deed as such Trustee.



Eleanor E. Reynolds
 Notary Public for Oregon
 My Commission Expires: 6-23-2000

EXHIBIT "A"

Lot 40 of Perry's Addition to Lloyds Tracts, according to the official plat thereof on file in Klamath County, Oregon.

Subject to contract and/or lien for irrigation and/or drainage; reservations in the dedication of Perry's Addition to Lloyd's Tracts; to a 25 foot building set-back line on LaVerne Street as shown by official plats; rules, regulations and assessments of South Suburban Sanitary District; taxes for fiscal year commencing July 1, 1958;

Subject further, to any and all other liens, encumbrances, mortgages, easements, agreements, regulations and restrictions of record, if any.

END OF EXHIBIT "A"

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Foster Pepper & Shefelman the 23rd day
of August A.D., 19 96 at 11:37 o'clock AM., and duly recorded in Vol. M96
of Deeds on Page 26113.

FEE \$35.00

Bernetha G Letsch, County Clerk

By [Signature]