

BARGAIN AND SALE DEED
(Statutory Form)

LOUIS A. ROGGENSEES, Grantor, conveys to ELAINE L. ROGGENSEES, Grantee, that certain real property located in the County of Klamath, State of Oregon, legally described as follows, to-wit:

The Northerly 50 feet of the Southerly 100 feet of Lot 7, Block 8, PLEASANT VIEW TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the East 5 feet deeded to Klamath County by instrument recorded July 22, 1965, in Volume M-65, Microfilm Records of Klamath County.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND 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 CONSIDERATION for this conveyance is \$ -0-. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, being in compliance with the terms of the Property Settlement Agreement.

DATED this 23 day of SEPT, 1996.

Louis A. Roggensees
LOUIS A. ROGGENSEES

STATE OF OREGON, County of Klamath) ss:

Personally appeared the above named LOUIS A. ROGGENSEES before me on September 23, 1996, and acknowledged the foregoing instrument to be his voluntary act and deed.



OFFICIAL SEAL
SCOTT D. MACARTHUR
NOTARY PUBLIC - OREGON
COMMISSION NO. 028392
MY COMMISSION EXPIRES OCT 10, 1997

GRANTORS NAME AND ADDRESS
Louis A. Roggensees
c/o Scott MacArthur, Attorney
419 Main Street
Klamath Falls, OR 97601

GRANTEES NAME AND ADDRESS:

Elaine L. Roggensees
1810 Fargo
Klamath Falls, OR 97603

Scott D. MacArthur
NOTARY PUBLIC FOR OREGON

My Commission Expires: 10/10/97

AFTER RECORDING RETURN TO:
Neal G. Buchanan, Attorney
435 Oak Ave.
Klamath Falls, OR 97601

UNTIL A CHANGE IS REQUESTED,
SEND TAX STATEMENTS TO:
Elaine L. Roggensees
1810 Fargo
Klamath Falls, OR 97603

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Neal G. Buchanan the 26th day of Sept, A.D., 19 96 at 1:30 o'clock P. M., and duly recorded in Vol. M96 of Deeds on Page 30562.

Bernetha G. Letsch
By Kathleen Ross County Clerk

FEE \$30.00