

96 NOV 20 P2:00

RETURN TO: WILLIAM P. BRANDSNESS 411 Pine St. Klamath Falls, OR 97601	TAX STATEMENT TO: Donald F. Ferguson 5100 Bryant Avenue Klamath Falls, OR 97601	CLERK'S STAMP:
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## -BARGAIN AND SALE DEED-

Donald F. Ferguson and Beverly D. Ferguson Grantors, convey to Donald Franklin Ferguson and Beverly Diane Ferguson, Trustees of the 1996 Ferguson Family Trust, as Grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lot 35, YALTA GARDENS

The true and actual consideration for this transfer is a portion of an estate plan.

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.

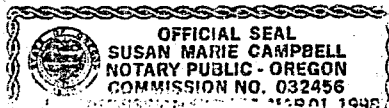
DATED this 18<sup>th</sup> day of November, 1996.

Donald F. Ferguson  
Donald F. Ferguson

Beverly D. Ferguson  
Beverly D. Ferguson

STATE OF OREGON            )  
                                  ) ss. 18<sup>th</sup> November 1996  
County of Klamath        )

Personally appeared Donald F. Ferguson and Beverly D. Ferguson, and acknowledged the foregoing instrument to be their voluntary act and deed. Before me:



Susan Marie Campbell  
Notary Public for Oregon  
My Commission expires: 3-1-98

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of William P. Brandsness the 20th day of November A.D. 19 96 at 2:00 o'clock P.M., and duly recorded in Vol. M96 of Deeds on Page 36563.

FEE \$30.00

Bernetha G. Letsch County Clerk  
By Natalie Rose