

**BARGAIN AND SALE DEED**  
(Statutory Form)

GLEN J. MC GUIRE and PATRICIA J. MC GUIRE, husband and wife, Grantors, convey to ELOISE E. FINLEY, RALPH B. FINLEY and ELAINE P. KATZER, or the survivor thereof, Grantees, all of their interest in the NORTH HALF of that certain real property located in the County of Klamath, State of Oregon, legally described as follows, to-wit:

Parcel 2 of Map of Land Partition 30-93 located in Sections 22, 23, 25, 26, 27 and 36 of Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; Section 31, Township 38 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; and Section 6, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

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 accordance with the terms and provisions of the parties' AGREEMENT FOR TERMINATION OF JOINT VENTURE.

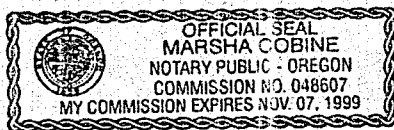
DATED this 22 day of Nov., 1996.

Glen J. McGuire  
GLEN J. MC GUIRE, Grantor

Patricia J. McGuire  
PATRICIA J. MC GUIRE, Grantor

STATE OF OREGON, County of Klamath: ss.

This instrument was acknowledged before me on November 22, 1996, by Glen J. Mc Guire and Patricia J. Mc Guire.



Marsha Cobine  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 11-7-99

## GRANTORS NAME AND ADDRESS:

Glen J. McGuire and  
Patricia J. McGuire  
5700 Upland Dr.  
Klamath Falls, OR 97603

## GRANTEES NAME AND ADDRESS:

Finley, Finley and Katzer  
25086 Battery Court  
Hemet, CA 92544

## AFTER RECORDING, RETURN TO:

Neal G. Buchanan  
Attorney at Law  
435 Oak Street  
Klamath Falls, OR 97601

Until a Change is Requested,  
Send Tax Statement To:

Eloise E. and Ralph B. Finley  
25086 Battery Court  
Hemet, CA 92544

STATE OF Oregon ) ss.

County of Klamath )

I certify that the within instrument was received for record on the 22nd day of November, 1996, at 2:55 o'clock P.M., and recorded in Book M96 on Page 36866 or as File/ Reel Number 28819, Record of Deeds of said County.

WITNESS my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk  
Recording Officer

By: Kathleen Russ  
Deputy

Fee: \$30.00

OK  
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