

GRANTORS NAME AND ADDRESS:

<sup>96 NOV 22 P2:55</sup>  
Elaine Katzer

GRANTEES NAME AND ADDRESS:

894 Summerland, San Pedro, CA 90731  
Glen J. McGuire and Patricia J. McGuire

AFTER RECORDING, RETURN TO:

5700 Upland Dr., Klamath Falls, Oregon 97603  
Neal G. Buchanan, AttorneyUNTIL A CHANGE IS REQUESTED,  
SEND TAX STATEMENT TO:435 Oak Ave., Klamath Falls, OR 97601  
Glen J. and Patricia J. McGuire  
5700 Upland Dr., Klamath Falls, Oregon 97603**BARGAIN AND SALE DEED**  
(Statutory Form)

ELOISE E. FINLEY, RALPH B. FINLEY and ELAINE P. KATZER, or the survivor thereof, Grantors, convey to GLEN J. MC GUIRE and PATRICIA J. MC GUIRE, husband and wife, Grantees, all of their interest in the SOUTH 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 25TH day of OCTOBER, 1996.Eloise E. Finley  
ELOISE E. FINLEY

Grantor

Ralph B. Finley  
RALPH B. FINLEY,

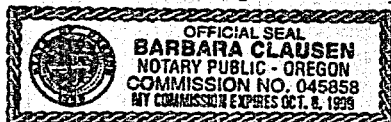
Grantor

Elaine P. Katzer  
ELAINE P. KATZER,

Grantor

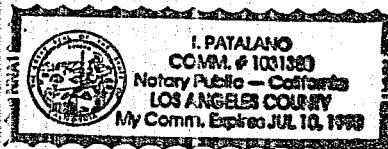
STATE OF OREGON, County of Klamath: ss.

This instrument was acknowledged before me on 10/25, 1996, by Eloise E. Finley and Ralph B. Finley.

Barbara Clausen  
NOTARY PUBLIC FOR OREGONMy Commission Expires: 10/25/96STATE OF California, County of Los Angeles, ss.

On November 01, 1996, before me, the undersigned, a Notary Public in and for said State, Personally appeared Elaine P. Katzer, personally known to me or ☒ proved to me on the basis of satisfactory evidence to be the person whose name is subscribed on the within instrument and acknowledged that she executed the same.

WITNESS my hand and official seal

I. Patalano  
NOTARY PUBLIC FOR CALIFORNIAMy Commission expires: July 10, 1998

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Neal Buchanan  
of November A.D., 19 96 at 2:55 o'clock P.M., and duly recorded in Vol. M96  
of Deeds on Page 36867.

FEE \$30.00

Bernetha G. Letsch, County Clerk

By Buchanan