

BARGAIN AND SALE DEED

Vol. M96 Page 38434

KNOW ALL MEN BY THESE PRESENTS, That LOREN LEETCH

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto LANE R. LUDINGTON, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances therunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Oregon Pines, Lot 18, Block 14

Note: LANE R. Ludington to assume all back property taxes all to be payed to Klamath County as soon possible.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 150.00.
~~However, the actual consideration consists of or includes other property or value given or promised which is~~
~~part of the consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 91.030.)~~

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 8th day of October, 1996; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

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 30.830.

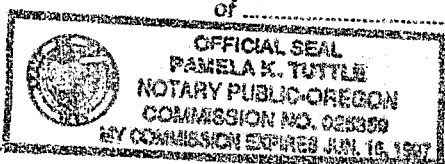
Loren Leetch

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on October 8, 1996, by Loren Leetch

This instrument was acknowledged before me on _____, 19____, by _____

as _____ of _____



Pamela K. Tuttle

Notary Public for Oregon

My commission expires June 15, 1997

Loren Leetch
H-563 30x300
Clifton, Oregon
Grantor's Name and Address
Lane R. Ludington
87299 Hayward Dr.
Enterprise, OR 97422
Grantee's Name and Address
 After recording return to (Name, Address, Zip):
Lane R. Ludington
87299 Hayward Dr.
Enterprise, Oregon 97422
 Unit requested education and all tax obligations to (Name, Address, Zip):
Same

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,
 County of Klamath

I certify that the within instrument was received for record on the 10th day of December, 1996, at 10:39 o'clock A.M., and recorded in book/roll/volume No. M96 on page 38434 or as fee/file/instrument/microfilm/reception No. 29705, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

By Kathleen Lane Deputy

Fee: \$30.00