

After recording return to:

William M. Ganong, 635 Main Street, Klamath Falls, Oregon 97601.

Send tax statements to:

Don Krider, 4445 Lombard Drive, Klamath Falls, Oregon 97603.

### BARGAIN AND SALE DEED AND ASSIGNMENT OF VENDOR'S INTEREST IN CONTRACT

Don W. Krider and Daisy L. Kozak, the heirs and devisees of Inez Edna Thompson, deceased, named in the Affidavit of Claiming Successor of the Small Testate Estate, Klamath County, Oregon, Circuit Court Case No. 960 5094 CV, Grantors, convey to Don W. Krider and Daisy L. Kozak as tenants in common, Grantees, the following described real property located in Klamath County, Oregon:

Parcel No. 1:

Lot 15, Block 20, Second Addition to Mills, Klamath Falls, Oregon; Tax lot R-3809-033DB-13700.

Parcel No. 2:

Lot 23 and one-half of vacated Logan Street adjoining said lot, in Cloverdale, Klamath Falls, Oregon; Tax lot R-3909-002DD-04100.

Grantors also assign and convey unto Grantees all of the Sellers' right, title and interest in that certain real estate contract dated August 22, 1972 wherein Inez Edna Thompson is the seller and Peggy J. Anderson is the buyer and which affects Parcel No. 2, above.

This deed is made pursuant to ORS 114.545 and no consideration has been paid here fore.

#### SUBJECT TO THE FOLLOWING LAW:

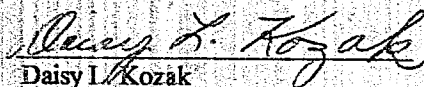
"This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses."

Grantors:



Don W. Krider

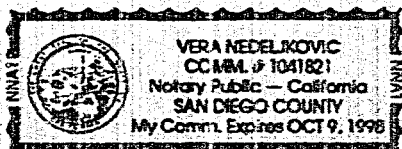
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Daisy L. Kozak

STATE OF CALIFORNIA )  
 County of San Diego ) ss

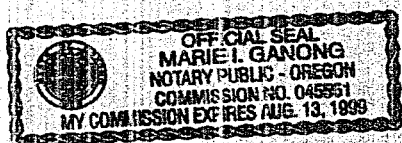
On this 29th day of November, 1996, before me appeared Daisy L. Kozak, and acknowledged the foregoing instrument to be her voluntary act and deed.



Vera Nedelkovic  
 Notary Public for California  
 My commission expires: \_\_\_\_\_

STATE OF OREGON )  
 County of Klamath ) ss

On this 3rd day of December, 1996, before me appeared Don W. Krider, and acknowledged the foregoing instrument to be his voluntary act and deed.



Marie I. Ganong  
 Notary Public for Oregon  
 My commission expires: 8-13-99

# DEED AND AGREEMENT - Page 2

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of William M. Ganong the 17th day  
 of December A.D., 19 96 at 10:36 o'clock A. M., and duly recorded in Vol. M96  
 of Deeds on Page 39075

FEE \$35.00

County Clerk  
 by Bernetha Letsch

Kathleen Ross