

RETURN TO: William P. Brandsness Attorney at Law 411 Pine Street Klamath Falls, OR 97601	TAX STATEMENTS TO: Scott A. Epperly and Michelle A. Epperly 9773 Tingly Lane Klamath Falls, OR 97603	CLERK'S STAMP:
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## -BARGAIN AND SALE DEED-

GENEVIEVE EPPERLY, Grantor, conveys to SCOTT A. EPPERLY AND MICHELLE A. EPPERLY, husband and wife, Grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lot 8, Block 4, BRYANT TRACTS #2, according to the official plat thereof on file in the records of Klamath County, Oregon.

The true and actual consideration for this transfer is \$37,470.00.

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.

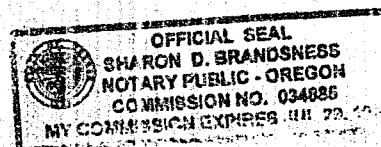
DATED this 20 day of December, 1996.

Genevieve Epperly

STATE OF OREGON                    )  
  ) ss. December 20, 1996.  
County of Klamath                )

Personally appeared the above-named GENEVIEVE EPPERLY and acknowledged the foregoing instrument to be his voluntary act. Before me:

[Signature]  
Notary Public for Oregon  
My Commission expires: 7-27-98



STATE OF OREGON : COUNTY OF KLAMATH:               s.

Filed for record at request of William Brandsness the 27th day  
of December A.D., 1996 at 9:36 o'clock A. M., and duly recorded in Vol. M96  
of Deeds on Page 40018

FEE \$30.00

by Bernetha G. Letsch, County Clerk  
Kathleen Ross