

NA

30625

MTC 4004612

BARGAIN AND SALE DEED

Vol. 1796 Page 40391

KNOW ALL MEN BY THESE PRESENTS, That PATRICIA R. HOLMAN, TRUSTEE OF THE HENRY T. HOLMAN TRUST U.T.A.D. October 9, 1990

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto _____, hereinafter called grantor, TRUSTEES OF THE PATRICIA R. HOLMAN TRUST U.T.A.D. October 9, 1990 hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath _____, State of Oregon, described as follows, to-wit:

SEE ATTACHED LEGAL DESCRIPTION ON EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

SUBJECT TO: Trust Deed recorded August 15, 1989 in Volume M89, page 15202, Microfilm Records of Klamath County, Oregon in favor of Klamath First Federal Savings and Loan Association, as Bneeficiary which the above named Grantee hereby agrees to assume and pay in full.

96 DEC 31 AM 12:1

(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 \$ 102,499.75

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

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 26th day of December, 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 30.930.

THE HENRY T. HOLMAN TRUST U.T.A.D. October 9, 1990

by Patricia R. Holman
Patricia R. Holman, Trustee

STATE OF OREGON, County of Klamath) ss.

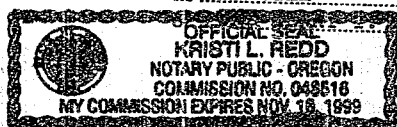
This instrument was acknowledged before me on _____, 19____,

by _____

This instrument was acknowledged before me on December 26, 1996,

by PATRICIA R. HOLMAN

as TRUSTEE



HOLMAN TRUST U.T.A.D. October 9, 1990

Kristi L. Redd
Notary Public for Oregon

My commission expires 11/16/99

TRUSTEES OF THE HENRY T. HOLMAN TRUST
2461 HAWKINS
KLAMATH FALLS OR 97601

Grantor's Name and Address

TRUSTEES OF THE PATRICIA R. HOLMAN TRUST
2461 HAWKINS
KLAMATH FALLS OR 97601

Grantee's Name and Address

After recording return to (Name, Address, Zip):

TRUSTEES OF THE PATRICIA R. HOLMAN TRUST
2461 HAWKINS
KLAMATH FALLS OR 97601

Until requested otherwise send all tax statements to (Name, Address, Zip):

TRUSTEES OF THE PATRICIA R. HOLMAN TRUST
2461 HAWKINS
KLAMATH FALLS OR 97601

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of _____ } ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME _____ TITLE _____
By _____ Deputy

EXHIBIT "A" LEGAL DESCRIPTION

The following described real property in Klamath County, Oregon;

A portion of the SE1/4 NW1/4, Section 2, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at a 1 inch axle marking the Southwesterly corner of Lot 82 PLEASANT HOME TRACTS, Klamath County, Oregon; thence North 89 degrees 24' 30" East along the Southerly boundary of said Lot 82, said Pleasant Home Tract, a distance of 660.20 feet to a 3/4 inch iron pipe; thence South 00 degrees 35' 00" East a distance of 1020 feet to concrete nail 0.2 feet Southerly of a pipe fence post, and to the Southwest corner of parcel 6 of document recorded February 6, 1974 in Book M74 at page 1284, Microfilm Records of Klamath County, Oregon, between Waggoner and Merryman; said point being the true point of beginning; thence continuing South 00 degrees 35' 00" East 281.62 feet, more or less to Northerly right of way line of State Highway No. 140 (South 6th Street); thence North 88 degrees 59' 04" East along said right of way line 82.50 feet; thence North 00 degrees 35' 00" West 279.46 feet, more or less, to a point which bears South 89 degrees 30' 55" East 82.51 feet from true point of beginning; thence North 89 degrees 30' 55" West 82.51 feet to the true point of beginning.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 31st day
of December A.D., 1996 at 11:21 o'clock A. M., and duly recorded in Vol. M96
of Deeds on Page 40391

FEE \$35.00

Bernetha G. Letsch, County Clerk
by Kathleen Koon