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AFTER RECORDING RETURN TO: LUCAS & ASSOCIATES P.O. Box 519 Rainier, OR 97048

SEND TAX STMTS. TO: Barbara Hickman 50674 Chestnut Ave Scappoose, OR 97056

BARGAIN AND SALE DEED

EMMET BALCH, Grantor, for the consideration hereinafter stated, does hereby convey unto BARBARA HICKMAN, Grantee, the following described real property:

53

Tract 1 and the following described portion of Tract 2, of IMPERIAL ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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Beginning at a corner common to Tracts 1 and 2 on the Westerly boundary of the secondary highway; thence in a southerly direction 11 feet; thence in a Westerly direction 128 feet to a point on the line between Tracts 1 and 2; thence Easterly along the line between Tracts 1 and 2; to the point of beginning, all in IMPERIAL ACRES.

EXCEPTING rights of the public in roads and highways, easements and restrictions of record, subject to Real Estate Contract executed by Certified Mortgage Co., an Oregon Corporation, seller, and Robert G. McNeal and Sandra J. McNeal, husband and wife, buyer, dated September 18, 1985, recorded September 19, 1985 in Volume M85, of Deeds, page 15293 and November 12, 1985, in Volume M85 of Deeds, page 18277, Klamath County, Oregon.

The true and actual consideration for this conveyance is love and affection.

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.

Witness Grantor's hand this 5th day of November, 1996.

GRANTOR

STATE OF OREGON

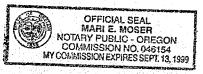
County of Columbia

ss.

November 5, 1996.

Personally appeared before me the above named GRANTOR(S) and acknowledged the foregoing instrument to be his voluntary act and

mari E ma Notary Public



SEND TEX STRIS. TO:

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