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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 _____ and/or as fee/file/instrument/microfilm/reception No. _____, Records of said County.

Witness my hand and seal of County affixed.

By _____, Deputy.

SPACE RESERVED
FOR
RECORDER'S USE

Grantor's Name and Address

Grantee's Name and Address

After recording, return to (Name, Address, Zip):
MARK E. & JULIE GATES

1855 Birch Street
Klamath Falls, OR 97601

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

SAME AS LISTED ABOVE

K-50108-0

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that EDWARD R. OTTO

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

MARK E. GATES & JULIE M. GATES HUSBAND & WIFE

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 any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS MADE A PART HEREOF

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ -0-. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols Φ , if not applicable, should be deleted. See ORS 93.030.)

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

IN WITNESS WHEREOF, the grantor has executed this instrument this 27th day of JANUARY, 1997; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Edward R. Otto
EDWARD R. OTTO

STATE OF CALIFORNIA
COUNTY OF PLUMAS

On 1-27-97, Before me, the undersigned, a Notary Public in and for said state, personally appeared

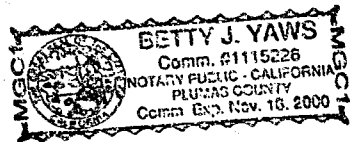
Edward R. Otto
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/hers/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

Name

(typed or printed)



FOR NOTARY SEAL OR STAMP

CAL SIERRA TITLE CO.
All purpose acknowledgment

Staple

Staple

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EXHIBIT "A"

Description of Property

A parcel of land situate in Block 24 Eldorado Heights Addition to the City of Klamath Falls, and being more particularly described as follows: Beginning at the West most corner of Lot 7 Block 24, Eldorado Heights Addition to the City of Klamath Falls, Oregon, said corner being on the Southeasterly right of way of Birch Street and from which the Northwest corner of said Block 24 bears North 40°20'30" East 129.10 feet distant; thence along said Southeasterly right of way line of Birch Street, North 40°20'30" East 71.10 feet; thence South 49°39'30" East 124.32 feet; thence South 15°45'10" West 85.19 feet, more or less, to the Northeasterly corner of Lot 10, Block 24; thence along the Northeasterly line of Lots 9 and 10, on a 6°36'40" curve to the left, 105.00 feet to the beginning of said curve; thence continuing along said Northeasterly line of Lot 9 and Lot 8, Block 24, North 49°45' West 35.00 feet, more or less, to the point of beginning.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 28th day
 of January A.D. 19 97 at 3:32 o'clock P. M., and duly recorded in Vol. M97
 of Deeds on Page 2557
 by Bernetha G. Letsch, County Clerk
Kathleen Ross

FEE \$35.00