

ATE 01045256  
**BARGAIN AND SALE DEED**

KNOW ALL MEN BY THESE PRESENTS, That Western United Life Assurance Company, a corporation hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Mike E. Green, 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:

Lot 12, Block 11, First Addition to Klamath River Acres, County of Klamath, State of Oregon.

**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.**

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 \$49,900.00 (original contract sale price). This deed is given in fulfillment of contract dated October 10, 1989, between Ralph I. Twing, as Seller and Mike E. Green, as Purchaser, Memorandum of Contract recorded on October 20, 1989, as Recorder's Fee No. 6762.

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; 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.

Dated: February 12, 1997

Western United Life Assurance Company

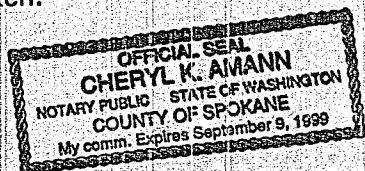
  
By: Anthony T. Steffens, Vice President

  
By: Reuel Swanson, Secretary

STATE OF WASHINGTON )  
 )  
 COUNTY OF SPOKANE )

On February 12, 1997, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Anthony A. Steffens and Reuel Swanson to me known to be the Vice-President and Secretary, respectively, of Western United Life Assurance Company the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument.

Witness my hand and official seal hereto affixed the day and year first above written.



*[Signature]*

Notary Public in and for the State of Washington, residing in Spokane County.

Grantor's Name & Address: State of Oregon )  
 Western United Life Assurance )ss.  
 W. 929 Sprague Avenue )  
 Spokane, WA 99204 )  
 F#689620/CA )  
 Grantee's Name & Address: County of Klamath )

I certify that the within instrument was received on the 11:36 day of February at 11:36 o'clock A.M., and recorded in Book/Reel/Volume No. M97 at page 5535 or as fee/file/instrument/microfilm/reception no. 33356 Record Deeds of said County.

After Recordation Return To:

*Julia Marie Lively*  
 15848 Blossom Ave.  
 San Jose, CA 95123

Until Requested Otherwise  
 Send All Tax Statements To:

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

Name/Title

By: *Kathleen Ross* Deputy

Fee \$35.00