

97 MAY - 6 11 33  
ATC: 971784

OTE 2023 BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That Western United Life Assurance Company, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto ORVILLE E SHORTS AND DONNA J SHORTS, HUSBAND AND 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 anywise appertaining, situated in the County of KLAMATH, State of Oregon, described as follows, to-wit:

SEE EXHIBIT "A"

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 \$69,000.00 (original contract sale price). This deed is given in fulfillment of contract dated OCTOBER 31, 1994, between CHARLES A BROWNING, as Seller and ORVILLE E. SHORTS AND DONNA J. SHORTS, HUSBAND AND WIFE, as Purchaser, and recorded on NOVEMBER 1, 1994. 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 11TH day of NOVEMBER, 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.

WESTERN UNITED LIFE ASSURANCE COMPANY

BY: [Signature]  
Anthony A. Steffens, Vice President

BY: [Signature]  
Renel Swanson, Assistant Secretary

STATE OF WASHINGTON )  
                                  ) ss.  
County of Spokane     )

This instrument was acknowledged before me on NOVEMBER 11, 1996, by Anthony A Steffens and Renel Swanson, as Vice President and Assistant Secretary, respectively, of Western United Life Assurance Company.

[Signature]  
Notary Public in and for the State of  
Washington, residing at Spokane  
My commission expires: 9-10-2000

Grantor's Name and Address:  
Western United Life

State of Oregon     )  
                                  ) ss.  
County of             )

Grantee's Name and Address:  
Orville E. Shorts  
Donna J. Shorts

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.

After Recording return to:  
Orville E. Shorts  
861 SW First St.  
Madras, OR 97741  
Until requested otherwise  
send all tax statements to:

Name                      Title  
By: \_\_\_\_\_, Deputy

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## "Exhibit A"

Lot 45, Block 81, Klamath Falls Forest Estate Highway 66 Unit, Plat  
No. 4, in the county of Klamath, State of Oregon

This instrument is being recorded as an  
accommodation only, and has not been  
examined as to validity, sufficiency or effect it  
may have upon the herein described property.  
This courtesy recording has been requested of  
ASPEN TITLE & ESCROW, INC.

STATE OF OREGON : COUNTY OF KLAMATH: 35.

Filed for record at request of Aspen Title & Escrow the 6th day  
of May A.D., 19 97 at 11:33 o'clock A. M., and duly recorded in Vol. M97  
of Deeds on Page 19807

FEE \$35.00

Bernetha G. Letsch, County Clerk  
by Kathleen Lee