

After recording, return to: William M. Ganong
37946 514 Walnut Avenue
Klamath Falls OR 97601

Vol. 1197 Page 15442

Send tax statements to: Mr. and Mrs. Jonathan J. Cohen
202 Highland Road
Simi Valley CA 93065

BARGAIN AND SALE DEED

Jon J. Cohen, Grantor, conveys to Jonathan Joel Cohen and Julie Elizabeth Cohen, Trustees of the J. Cohen Family Trust dated April 12, 1995, Grantees, all of Grantor's right, title, and interest in and to the real property located in Klamath County, Oregon, described as

Lot 7 of Block 34 in Tract 1184 - Oregon Shores - Unit 2 -
1st Addition as shown on the map filed on November 8, 1978
in Volume 21, page 29 of Maps in the office of the County
Recorder of said County.

Klamath County Assessor's Identification No. 3507-017BA-00700-000.

This deed has been prepared for estate planning purposes and no consideration has been paid for this transfer.

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.

Dated this 19TH day of December, 1996.

Jon J. Cohen
Jon J. Cohen

STATE OF CALIFORNIA, County of Los Angeles ss.

On December 19, 1996 before me, Lori Cormier, Notary Public, personally appeared Jon J. Cohen, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the person executed the instrument.

WITNESS my hand and official seal.



Lori Cormier
Signature of Notary

STATE OF OREGON: COUNTY OF KLAMATH: ss

Filed for record at request of William M. Ganong the 20th day
of May A.D., 19 97 at 11:44 o'clock A.M., and duly recorded in Vol. M97
of Deeds on Page 15442

FEE \$30.00

Bernetha G. Letsch, County Clerk
by Kathleen Rose