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45612

BARGAIN AND SALE DEED

Vol. 1197 Page 30903KNOW ALL MEN BY THESE PRESENTS, That Carl C. Coulson and Mary Pat Coulson,

hereinafter called grantor,
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto John K. Aspell and
Catherine A. Aspell, husband and wife and Bradford J. Aspell and Susan E. Aspell, husband
and wife, all of grantors interest (consisting of an undivided 25% interest with grantees)
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:

Parcels 1 and 2 as described in Exhibit A attached hereto and incorporated
by reference herein.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

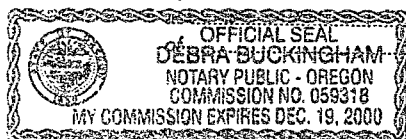
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$395,000.00

However, the actual consideration consists of or includes other property or value given or promised which is
the whole consideration: (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

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 18th day of September, 1997;
if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly author-
ized to do so by order of its board of directors.

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.

STATE OF OREGON, County of Klamath) ss.This instrument was acknowledged before me on September 18, 1997,
by Carl C. Coulson and Mary Pat CoulsonThis instrument was acknowledged before me on _____, 19____,
by _____

Debora Buckingham Notary Public for Oregon
My commission expires 12-19-2000

Carl C. Coulson, P.O. Box 627,
Rancho Murietta, CA 95683
Mary Pat Coulson, 2021 Lakeshore Dr.,
Klamath Falls, OR 97601
Grantor's Name and Address

John K. Aspell et ux and Bradford J.
Aspell et ux, 122 South 5th Street,
Klamath Falls, OR 97601
Grantee's Name and Address

After recording return to (Name, Address, Zip):

Bradford J. Aspell
122 South 5th Street

Klamath Falls, Oregon 97601

Until requested otherwise send all tax statements to (Name, Address, Zip):
Same As Listed Above

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of _____) ss.

I certify that the within instru-
ment 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/instru-
ment/microfilm/reception No. _____,
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

NAME

TITLE

By _____ Deputy

EXHIBIT "A"

PARCEL 1:

Lots 3, 4, 5, 6 and a portion of Lot 2, Block 2, Tract 1163, CAMPUS VIEW, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the intersection of the centerlines of Dahlia Street and Clover Street in the City of Klamath Falls in the State of Oregon; thence along the centerline of Clover Street North 54 degrees 54' 38" East 30.00 feet to the Northerly right of way line of Dahlia Street; thence continuing along the Northerly right of way line of Dahlia Street North 37 degrees 10' 59" West 50.49 feet to the true point of beginning; thence continuing along the Northerly right of way line of Dahlia Street along a curve to the left having a radius of 427.57 feet, a central angle of 52 degrees 02' 34", an arc length of 388.37 feet, a long chord of 375.16 feet and a long chord bearing of North 63 degrees 12' 16" West; thence North 00 degrees 46' 26" East 359.39 feet; thence South 89 degrees 13' 34" East 272.76 feet; thence South 00 degrees 46' 26" West 57.00 feet; more or less; thence South 87 degrees 22' 21" East 198.16 feet more or less to the Westerly right of way line of Clover Street; thence along the Westerly right of way line of Clover Street South 02 degrees 37' 39" West 263.36 feet more or less; thence continuing along the Westerly right of way line of Clover Street along a curve to the right having a radius of 273.64 feet, a central angle of 47 degrees 49' 42", an arc length of 228.42 feet, a long chord of 221.85 feet and a long chord bearing of South 26 degrees 32' 30" West; thence along a curve to the right having a radius of 20.00 feet, a central angle of 92 degrees 21' 39", an arch length of 32.28 feet, a long chord of 28.86 feet and a long chord bearing of North 83 degrees 21' 49" West to the Northerly right of way line of Dahlia Street and the point of beginning.

Continued on next page

EXHIBIT "A" CONTINUED

PARCEL 2:

Lot 1 and a portion of Lot 2, Block 2, Tract 1163, CAMPUS VIEW, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the intersection of the centerlines of Dahlia Street and Clover Street in the City of Klamath Falls in the State of Oregon; thence along the centerline of Clover Street North 54 degrees 54' 38" East 30.00 feet; thence continuing along the centerline of Clover Street along a curve to the left having a radius of 303.64 feet, a central angle of 52 degrees 16' 59", an arc length of 277.07 feet, a long chord of 267.56 feet and a long chord bearing of North 28 degrees 46' 09" East; thence continuing along the centerline of Clover Street North 02 degrees 37' 39" East 263.86 feet more or less; thence North 87 degrees 22' 21" West 30.00 feet to the Westerly right of way line of Clover Street and the true point of beginning; thence North 87 degrees 22' 21" West 198.16 feet more or less; thence North 00 degrees 46' 26" East 57.00 feet more or less; thence North 02 degrees 37' 39" East 58.03 feet; thence South 87 degrees 22' 21" East 200.00 feet to the Westerly right of way line of Clover Street; thence along the Westerly right of way line Clover Street South 02 degrees 37' 39" West 115.00 feet more or less to the point of beginning.

CODE 1 MAP 3809-20BD TL 500
 CODE 1 MAP 3809-20BD TL 600
 CODE 1 MAP 3809-20BD TL 700
 CODE 1 MAP 3809-20BD TL 800
 CODE 1 MAP 3809-20BD TL 900
 CODE 1 MAP 3809-20BD TL 1000

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 22nd day
 of Sept. A.D., 19 97 at 1:03 o'clock P. M., and duly recorded in Vol M97
 of Deeds on Page 30903.

FEE \$40.00

By Bernetha G. Letsch, County Clerk
Kathleen Rosa