(7) - 030-6102-

FORM No. 713 — BARGAIN AND SALE DEED (Individual or Corporate). COPYRIGHT 1996 STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR 97204

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46571

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J. Edwards-Batzer, Trustee
PO Box 687
Medford, Oregon 97501
Grantor's Name and Address

Raymond Levey III
Shannon Marie Levey
2123 OAK Street
Klamath Falls, Oregon 97601
Grantee's Name and Address

After recording, return to (Name, Address, Zip):
grantees at above address

Until requested otherwise, send all tax statements to (Name, Address, Zip):
grantees at above address

SPACE RESERVED FOR RECORDER'S USE

Fee: $30.00

STATE OF OREGON, County of Klamath } ss.

I certify that the within instrument was received for record on the 7th day of October, 19 97, at 3:17 o'clock P.M., and recorded in book/reel/volume No. M97 on page 33039 and/or as fee/file/instrument/microfilm/reception No. 46571-Deed Records of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk
NAME TITLE

By Kathleen Rose, Deputy.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that J. Edwards-Batzer, Trustee under the GEO-TRUST # 553-64-6608, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Raymond Levey III, an individual and Shannon Marie Levey, an individual, not as ***, 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:

*** tenants in common but with the rights of suvivorship

The Southerly 38.2 feet of Lots 30 and 31, Block 18, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

Code 1 Map 3809-33AB TL 13500

SUBJECT TO:
1) 1997-98 taxes, a lien due but not yet payable.
2) Regulations, includinglevies, liens and utility assessments of the City of Klamath Falls.
3) Conditions, Restrictions, Easments and Assessments, as shown on the recorded plat of Industrial Addition to the City of Klamath Falls.

(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 $ 56,000.00 ~~(Here comply with the requirements of ORS 93.030)~~

~~actual consideration consists of or includes other property or value given or promised which is the whole (part of the whole) consideration.~~

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 1 day of October, 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.

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.

X J. Edwards-Batzer, Trustee not personally
J. Edwards-Batzer, Trustee under the
Geo-Trust # 553-64-6608

STATE OF OREGON, County of JACKSON } ss.

This instrument was acknowledged before me on October 1, 19 97,
by J. Edwards-Batzer.

This instrument was acknowledged before me on _____, 19 _____,
by J. Edwards-Batzer, Trustee not personally
as Trustee under the Geo-Trust # 553-64-6608.

OFFICIAL SEAL
CYNTHIA L. JONES
NOTARY PUBLIC-OREGON
COMMISSION NO. 053472
MY COMMISSION EXPIRES APR. 24, 2000

Cynthia L. Jones
Notary Public for Oregon
My commission expires 4-24-2000

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