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'98 MAR -9 A10:47

Vol. M98 Page 7412

## BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That LAWRENCE J. GERHART, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto SHARON A. GERHART, 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 8, BLOCK 1 of TRACT NO. 1065  
MIRACLE MANOR

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 OTHER CONSIDERATION. This is a transfer for estate planning purposes.

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.

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.

In Witness Whereof, the Grantor has executed this instrument this 5<sup>th</sup> day of February, 1998, 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.

Lawrence J. Gerhart

STATE OF OREGON )  
 ) SS  
County of KLAMATH )

This instrument was acknowledged before me on the 5<sup>th</sup> day of February, 1998 by  
Lawrence J. Gerhart

Leanne R. Mitchell  
Notary Public for Oregon  
My Commission Expires: 11-13-99

After recording, return to:

LARRY AND SHARON GERHART

11239 MIRACLE DRIVE

KLAMATH FALLS, OREGON 97603

Until a change is requested,

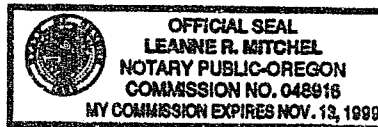
mail tax statements to:

LARRY AND SHARON GERHART

11239 MIRACLE DRIVE

KLAMATH FALLS, OREGON 97603

STATE OF OREGON: COUNTY OF KLAMATH: ss.



Filed for record at request of \_\_\_\_\_ the 9<sup>th</sup> day  
of March A.D., 19 98 at 10:47 o'clock A M., and duly recorded in Vol. M98  
of \_\_\_\_\_ Deeds \_\_\_\_\_ on Page 7412

FEE \$30.00

By Bernetha G. Letsch, County Clerk  
Kathleen Rosen