

BARGAIN AND SALE DEED

Betty D. Hampton, aka Betty D. Hampton Martin, individually and as Trustee, Grantor, conveys to Betty D. Hampton Martin and Thom J. Martin, husband and wife, as tenants by the entirety, with full rights of survivorship, the following described real property:

217 N. Modoc, Medford, OR 97504, also described as follows:

SEE EXHIBIT A ATTACHED FOR
METES AND BOUNDS DESCRIPTION
AND

TERM SPECIAL USE PERMIT TO PROPERTY IN KLAMATH COUNTY, OREGON,
DESCRIBED ON EXHIBIT A ATTACHED HERETO

The true consideration for this conveyance consists of promises made, together with the sum of \$1.00, or includes property or value given or promised which is the whole consideration.

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.

Dated this 27th day of January, 1998.

Betty D. Hampton
Betty D. Hampton (Martin)

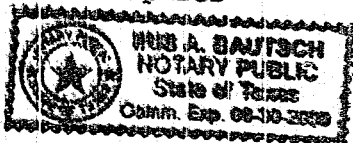
STATE OF TEXAS, COUNTY OF HARRIS, SS.

Before me, the undersigned Notary Public in and for the State of Texas, on the 27th day of January, 1998, personally appeared Betty D. Hampton, aka Betty D. Hampton Martin, to me known to be the person who affixed her name to the above document, and acknowledged to me that she executed same as her free and voluntary act and deed for the intents and purposes therein. After speaking with Dr. Miller, I am confident that Betty D. Hampton is of sound mind and fully understood the consequences of her acts.

Lisa A. Bautsch
NOTARY PUBLIC

My commission expires

(SEAL)



1/27/98 10am
Addendum:

I have examined Betty Hampton and feel that she is competent to make decisions regarding her personal property at this time. Lisa Anne Miller MD

98 Mar 16 AM 1:48

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217 N. Modoc, Medford, OR

The land referred to in this report/policy is situated in the State of Oregon, County of Jackson, and is described as follows:

Commencing at the Southeast corner of Lot 17, Block 1, VERDE HILLS - UNIT NO. 3, to the City of Medford, Jackson County, Oregon, according to the Official Plat thereof, now of record; thence North, 171.23 feet; thence East, 158.16 feet, to a 5/8 inch iron pin, for the true point of beginning; thence North 65° 29' 50" East, 135.24 feet; thence South 86° 11' 40" East, 87.03 feet; thence South 76° 59' 20" East, 63.45 feet; thence South 8° 50' 30" East, 66.80 feet; thence South 45° 14' 20" East, 17.91 feet; thence South 20° 11' 40" East, 41.18 feet; thence South 0° 01' 50" East, 97.29 feet; thence South 38° 00' 40" West, 99.00 feet; thence 88.03 feet, along the arc of a curve right (which arc has a radius of 52.00 feet, and a long chord of South 86° 30' 40" West, 77.89 feet); thence North 43° 57' 40" West, 41.37 feet; thence North 37° 34' 20" West, 140.73 feet; thence North 24° 55' 10" West, 132.27 feet, to the true point of beginning. ALSO: Commencing at the Southeast corner of Lot 17, Block 1, Verde Hills - Unit No. 3, to the City of Medford, Jackson County, Oregon, according to the Official Plat thereof, now of record; thence North 171.23 feet; thence East, 158.16 feet, to a 5/8 inch iron pin, for the true point of beginning; thence South 24° 55' 10" East, 55.92 feet; thence North 54° 44' West, 36.52 feet; thence South 79° 33' 30" West, 105.00 feet, to the Easterly boundary of Modoc Avenue; thence along said Avenue boundary, 28.00 feet, along the arc of a curve right (which arc has a radius of 839.60 feet, and a long chord of North 11° 23' 30" West, 28.00 feet); thence North 79° 33' 30" East, 116.98 feet, to the true point of beginning.

KLAMATH COUNTY, SPECIAL USE PERMIT

Lot 6, Block E, United Sttes Forest Service, LAKE OF THE WOODS SUMMER HOMESITES, Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

STATE OF OREGON,
County of Klamath ss.
Filed for record at request of:

Return: Sandra Sawyer
P.O. Box 1061
Medford, Or.
97501

Jackson County, Oregon
Recorded
OFFICIAL RECORDS

Sandra Sawyer
on this 18th day of March A.D., 1998
at 11:48 o'clock A. M. and duly recorded
in Vol. M98 of Deeds Page 8672

Bernetha G. Letsch, County Clerk

FEB 27 1998

10:05 AM

[Signature]
COUNTY CLERK

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Fee, \$35.00

By *Kathleen Ross*

Deputy