

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That Mercedes Lina Emery, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto John Gerard Young and Mercedes Lina Emery, as joint tenants with the right of survivorship and not as tenants in common, 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:

PARCEL 1: Lot 17, ELM PARK ADDITION, in the County of Klamath, State of Oregon.

PARCEL 2: The Northwestern 100 feet of Lot 6, Block 2, ORIGINAL TOWN of Klamath Falls (formerly Linkville) described as follows: Beginning at the corner of High Street and Cedar Street, being the Northeasterly corner of said Block 2; thence Southerly along the Westerly line of Cedar Street 100 feet to a point; thence Westerly at right angles to the Westerly line of Cedar Street, to the Westerly line of said Lot 6; thence Northerly along the Westerly line of said Lot 6, 100 feet to the South line of High Street; thence Easterly along South line of High Street to the point of beginning.

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: GIFT

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 26 day of March, 1998.

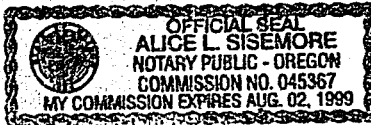
Mercedes L. Emery

STATE OF OREGON)
) SS
County of Klamath)

This instrument was acknowledged before me on March 26 1998, by Mercedes Lina Emery.

Alice L. Sisemore
Notary Public for Oregon
My Commission Expires: 8/21/99

After recording, return & send tax statements to:
John G. Young
1650 Arthur Street
Klamath Falls, OR 97601



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of William L. Sisemore the 30th day of March, A.D., 19 98 at 11:27 o'clock A.M., and duly recorded in Vol. M98 of Deeds on Page 10133.

FEE \$ 30.00

By Bernetha G. Letsch, County Clerk
Kathleen Rose