

ATC # 03047430
BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That MOUNTAIN ESTATES, INC., an Oregon Corporation, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto DeAnn L. Akins, 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 12, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

SUBJECT TO: Easements, rights of way of record and those apparent on the land.
CODE 1 MAP 3809-32BA TL 7700

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 \$37,690.00.

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.

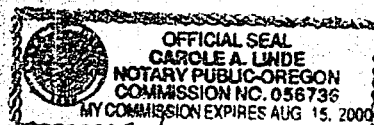
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO 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 31st day of March, 1998.

MOUNTAIN ESTATES INC., an Oregon Corporation

DeAnn L. Akins
DeAnn L. Akins, President

STATE OF OREGON)
County of Klamath) SS



This instrument was acknowledged before me on March 31, 1998, by DeAnn L. Akins, as President of MOUNTAIN ESTATES INC., an Oregon Corporation.

Carole A. Linde
Notary Public for Oregon
My Commission Expires: 8/15/00.

After recording, return to:
DeAnn Akins
25750 ROCKY PT. RD.
KLAMATH FALLS, OR 97601
Until a change is requested,
mail tax stmts to:
Mr + Mrs FREDERICKS
427 ROCKEVELT
KLAMATH FALLS, OR 97601

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

Aspen Title & Escrow

on this 31st day of March A.D., 1998
at 3:21 o'clock P M. and duly recorded
in Vol. 198 of Deeds Page 10393

Bernetha G. Letsch, County Clerk

By Kathleen Rosen

Fee, \$30.00

Deputy.