

GRANTOR NAME AND ADDRESS Alyce V. Wotring, 11159 Ottawa Drive, Conway, MO 65632GRANTEE NAME AND ADDRESS Darrell and RaDonna Nickell, P.O. Box 176, Conway, MOAFTER RECORDING RETURN TO Neal G. Buchanan, Attorney, 435 Oak Ave., Klamath Falls, OR 97601SEND TAX STATEMENTS TO Darrell and RaDonna Nickell, P.O. Box 176, Conway, MO 65632

BARGAIN AND SALE DEED
(Statutory Form)

ALYCE V. WOTRING, Grantor, conveys to DARRELL NICKELL and RADONNA NICKELL, husband and wife, Grantees, that certain real property, located in Klamath County, State of Oregon, legally described as follows, to-wit:

South $\frac{1}{2}$ of the West $\frac{1}{2}$ of Lot 3, Block 7, (also described as Lot 3-D, Block 7, Sycan Unit) Klamath Falls Forest Estates Sycan Unit, according to the official plat thereof on file with the Clerk of Klamath County, Oregon.

North $\frac{1}{2}$ of the West $\frac{1}{2}$ of Lot 4, Block 7, Klamath Falls Forest Estates Sycan Unit, according to the official thereof on file with the Clerk of Klamath County, Oregon.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND 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.

THE TRUE CONSIDERATION for this conveyance is \$ 5000⁰⁰. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration..

DATED this 1st day of APRIL, 1998.

Alyce V. Wotring
ALYCE V. WOTRING

Grantor

STATE OF MISSOURI, County of Leclde: ss.

Personally appeared the above named Alyce V. Wotring before me on 4/1/ 1998, and acknowledged the foregoing to be her voluntary act and deed.

Dorothy Deckard
NOTARY PUBLIC/FOR MISSOURI

My Commission Expires: Dorothy Deckard
Notary Public, State of Missouri
County of Leclde
My Commission Expires 11/07/99

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Neal G. Buchanan the 9th day of April A.D., 19 98 at 10:43 o'clock A. M., and duly recorded in Vol. M98 of Deeds on Page 11508

FEE \$30.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross