

577717

STATE OF OREGON, } ss.
County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ volume No. _____ on page _____ and/or as fee/file/instrument/microfilm/reception No. _____, Records of said County.

Witness my hand and seal of County affixed.

NAME _____ TITLE _____

By _____, Deputy.

SPACED PRESERVED FOR RECORDER'S USE

Grantor's Name and Address
Dugan Chevrolet Company
Virginia Dugan

Grantee's Name and Address
After recording, return to (Name, Address, Zip):
Virginia Dugan
c/o VIP Real Estate
415 Main Street, Klamath Falls, Oregon 97601
(If requested otherwise, send all tax statements to (Name, Address, Zip):
No Change

APR 02047518

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Dugan Chevrolet Company

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Virginia Dugan 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 any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

See Attached Exhibit "A"

Code 4, Map 3909-5)B TL 1500

This deed is given to clear title to the herein referenced property and to revest the fee title in the above described grantee.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ to clear title. ** However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols ** is not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 29 day of April, 1998, if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Dugan Chevrolet Company

x George V. Dugan

George V. Dugan, President

x Kenneth S. Dugan

Kenneth S. Dugan, Secretary

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on _____, 19____,

by

This instrument was acknowledged before me on April-May 5, 1998,

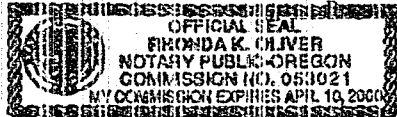
by

George V. Dugan and Kenneth S. Dugan

as

President and Secretary respectively

Dugan Chevrolet Company



Notary Public for Oregon

My commission expires April 10, 2000

A tract of land situated in the NW 1/4 SE 1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 3/4 inch iron pipe marking the Northeast corner of Lot 9, Block 4, RIVERVIEW SECOND ADDITION, said point being South 00 degrees 30' 00" West 549.95 feet from the center quarter corner of said Section 5; thence South 89 degrees 30' 00" East 70.00 feet to a 1/2 inch iron pin; thence South 00 degrees 30' 00" West, parallel with the East line of the said Riverview Second Addition, 106.50 feet to a 1/2 inch iron pin; thence North 89 degrees 30' 00" West 70.00 feet to a 1/2 inch iron pin marking the Southeast corner of said Lot 9; thence North 00 degrees 30' 00" East 106.50 feet to the point of beginning.

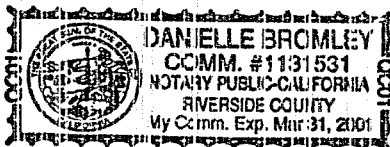
CODE 4 MAP 3909-5DB TL 1500

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

15310

State of California
 County of Riverside
 On 04-29-98 before me, Danielle Bromley, Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
 personally appeared George V. Dugan
Name(s) of Signer(s)

☐ personally known to me - OR - ☒ I proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

[Signature]
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

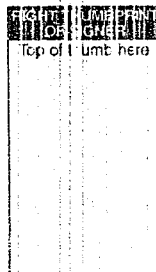
Description of Attached Document

Title or Type of Document: Bargain and Sale Deed
 Document Date: 04-29-98 Number of Pages: 3
 Signer(s) Other Than Named Above: Kenneth S. Dugan

Capacity(ies) Claimed by Signer(s)

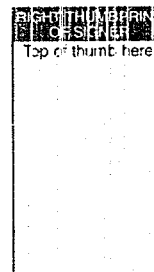
Signer's Name: _____
☐ Individual
☐ Corporate Officer
 Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____



Signer's Name: _____
☐ Individual
☐ Corporate Officer
 Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____



STATE OF OREGON: COUNTY OF KLAMATH:

Filed for record at request of Aspen Title & Escrow the 6th day
 of May A.D., 19 98 at 3:16 o'clock P. M., and duly recorded in Vol. M98
 of Deeds on Page 15308

FEES \$40.00

By Bernetha G. Leisch, County Clerk
Kathleen Rose