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ATE 02/15/98 Vol. 1198 Page 15311

Virginia Dugan

Grantor's Name and Address

Kenneth S. Dugan

Grantor's Name and Address

After recording, return to (Name, Address, Zip):  
Kenneth S. Dugan

Until requested otherwise, send all tax statements to (Name, Address, Zip):  
No Change

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of \_\_\_\_\_ } ss.

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/roll/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.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Virginia Dugan

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Kenneth S. Dugan

hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereto 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 3909-5DB TL 1500

(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 \$ -0- © 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 ©, if 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 \_\_\_\_\_ 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 LAWS SUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.030.

x

Virginia Dugan  
Virginia Dugan

STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on May 4, 1998,

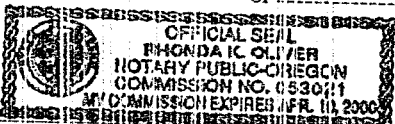
by Virginia Dugan

This instrument was acknowledged before me on May 4, 1998,

by

as

of



Notary Public for Oregon

My commission expires April 10, 2000

## EXHIBIT "A"

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

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 6th day  
of May A.D., 19 98 at 3:06 o'clock P. M., and duly recorded in Vol. M98  
of Deeds on Page 15311

FEE \$35.00

By Bernice G. Letch County Clerk  
Kathleen Ross