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FRANK WALLACE AND PEGGY WALLACE

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/reel/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.

SPACE RESERVED
FOR
RECORDER'S USE

Grantor's Name and Address

RANDOLPH AND DEBORAH WALLACE

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

CRATER TITLE INSURANCE

P O BOX 250

MEDFORD, OR 97501

Until requested otherwise, send all tax statements to (Name, Address, Zip):

GRANTEE

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that FRANK H. WALLACE AND PEGGY L. WALLACE

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto RANDOLPH F. WALLACE AND DEBORAH ANN WALLACE, HUSBAND AND WIFE 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:

AS SET FORTH ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

The true consideration for this conveyance is other property or value given

(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 \$_____. 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 8th day of May, 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.

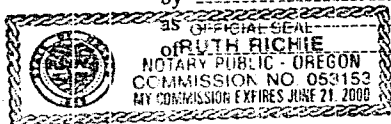
Frank H. Wallace
FRANK H. WALLACE
Peggy L. Wallace
PEGGY L. WALLACE

STATE OF OREGON, County of Jackson

) ss.

This instrument was acknowledged before me on May 8, 1998,
by Frank H. Wallace and Peggy L. Wallace

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



Notary Public for Oregon

My commission expires 6/21/00

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Exhibit "A"

Parcel 3 of Land Partition 30-94 situated in Section 32 Township 40 South, Range 10 East of the Willamette Meridian, and Section 5 and 8 Township 41 South, Range 10 East of the Willamette Meridian.

Save and except:

A TRACT OF LAND BEING A PORTION OF PARCEL 3 OF "LAND PARTITION 30-94", SITUATED IN THE N1/2 NE1/4 SE1/4 OF SECTION 5, T41S, R10EW, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE C-E 1/16 CORNER OF SAID SECTION 5 AND BEING THE NORTHWEST CORNER OF SAID PARCEL 3; THENCE N89°59'E, ALONG THE NORTH LINE OF SAID PARCEL 3, 668.5 FEET, MORE OR LESS, TO A POINT FROM WHICH THE EAST 1/4 CORNER OF SAID SECTION 5 BEARS N89°59'E 660.00 FEET; THENCE S44°59'W 660.44 FEET; THENCE S89°59'W, PARALLEL TO THE SAID NORTH LINE, 195.85 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL 3; THENCE N00°42'15"W 467.03 FEET TO THE POINT OF BEGINNING, CONTAINING 4.63 ACRES, MORE OR LESS, WITH BEARINGS BASED ON "LAND PARTITION 30-94" (R.O.S. 5709) ON FILE AT THE OFFICE OF THE KLAMATH COUNTY SURVEYOR.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 11th day of May A.D., 19 98 at 11:56 o'clock A. M., and duly recorded in Vol. M98 of Deeds on Page 15898.

FEE \$35.00

By Kathleen Ross Bernetha G. Letsch, County Clerk