

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **RUTH K. SATO**, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **RUTH K. SATO, TRUSTEE OF THE RUTH K. SATO REVOCABLE TRUST DATED FEBRUARY 25, 1998**, which Trustee is empowered under paragraph 7.03 of Article VII of said trust to hold, develop, lease, assign, convey, sell, encumber and/or otherwise deal with and dispose of real property, hereinafter called Grantee, and unto Grantee's heirs, successors and assigns, all of Grantors' interest, subject to all liens and encumbrances of record, in and to the property situated in the County of Klamath, State of Oregon, more fully described as follows:

See Attached Exhibit "A"

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 \$-0- (Done for estate planning purposes)

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 15th day of June, 1998.

Ruth K. Sato

Ruth K. Sato

STATE OF HAWAII, County of Maui) ss.

June 15, 1998.

Personally appeared the above-named **RUTH K. SATO**, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Patty Ann Zuller
Notary Public for Oregon

My Commission Expires: 6-13-99

After recording, return to:

Randall M.L. Yee
Attorney at Law
811 Kolu Street, Suite 203
Wailuku, Maui, HI 96793

Send Tax Statements to:

Ruth K. Sato, Trustee
381 Kiele Street
Wailuku, Hawaii 96793
f:\law\trusts\sato.dee

EXHIBIT "A"

Parcel 1:

Block 22, Lot 21 in Mt. Scott Meadows Subdivision, Tract #1027, the County of Klamath, State of Oregon, as per map recorded in the office of the County Recorder of said County, excepting oil, gas and other mineral and hydrocarbon substances beneath the surface thereof. Said conveyance shall be made subject to all conditions, covenants, restrictions, reservations, easements, rights and rights of way of record or appearing in the recorded map of said tract and specifically the covenants, conditions and restrictions set forth in that certain Declaration of Restrictions recorded in the Official Records of Klamath County, all of which are incorporated herein by reference with the same effect as though said Declaration were fully set forth herein.

Parcel 2:

Lot 22, Block 22, Mt. Scott Meadows Subdivision, Tract No. 1027, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of RANDALL M. L. YEE the 6TH day
of JULY A.D., 19 98 at 3:51 o'clock P M., and duly recorded in Vol. M98
of DEEDS on Page 23834

FEE \$35.00

By Kathleen Ross Bernetha G. Letsch, County Clerk