

MTC 1396-9255
BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, that LOST RIVER LAND & CATTLE, INC., an Oregon Corporation, herein called Grantor, for the consideration herein stated, does hereby grant, bargain sale and convey unto HAL SOUCY AND NANCY SOUCY, husband and wife, herein 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 anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to wit:

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to a trust deed to Jeanne Calvin, which grantees agree to assume and pay and hold the Grantor harmless therefrom any and all liability.

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.

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 OTHER THAN MONEY.

However, the actual consideration consists of or includes other property or value given or promised is the whole/part of the consideration.

In construing this deed and where the context so requires, the singular includes the plural and grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 20 day of JULY, 1998 ; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

LOST RIVER LAND & CATTLE, INC.

BY-

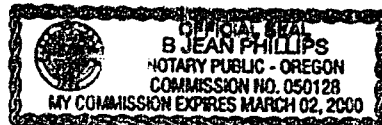
GARY HART

BY-

STATE OF Oregon County of Klamath
acknowledged before me on JULY 20, 1998, by GARY HART) ss.
as PRESIDENT OF LOST RIVER LAND & CATTLE as their voluntary act and deed.

Notary Public of Oregon

My commission expires 3-2-2000



AMERITITLE, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

After Recording Return to:

Hal and Nancy Soucy

PO Box 1322

Klamath Falls Oregon 97601

26474

EXHIBIT "A" LEGAL DESCRIPTION

Lot 20 of LAKESHORE GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM: A parcel of land situated in Lot 20 of LAKESHORE GARDENS and in Lot 7, Block 8 of LYNNEWOOD FIRST ADDITION, both being subdivisions, in Klamath County, Oregon,, being more particularly described as follows:

Beginning at the Southeast Corner of said Lot 20; thence, North 04 degrees 51' 34" East along the East line of said Lot 20, 221.41 feet; thence, South 22 degrees 57' 04" West 144.92 feet; thence South 04' degrees 51' 34" West, 99.00 feet to a point on the South line of said Lot 7; thence Easterly on said South line along a 363.88 foot radius curve to the right, 45.05 feet; thence North 04 degrees 51' 34" East, 14.09 feet to the point of beginning.

AND ALSO EXCEPTING THEREFROM: A parcel of land situated in Lot 20 of LAKESHORE GARDENS and in Lot 7, Block 8 of LYNNEWOOD FIRST ADDITION, both being subdivisions in Klamath County, Oregon, being more particularly described as follows:

Beginning at the Southwest Corner of said Lot 7; thence Easterly on the South line of said Lot 7 along a 363.88 foot radius curve to the right 87.07 feet; thence North 04 degrees 51' 34" East, 99.00 feet; thence North 85 degrees 08' 26" West, 61.42 feet to a point on the West line of said Lot 20; thence South 07 degrees 21' 34" West on said West line, 81.13 feet to a point on the North line of said Lot 7; thence, Westerly on said North line along a 2,521.20 foot radius curve to the right 32.89 feet to the Northwest corner of said Lot 7; thence South 13 degrees 58' 11" East on the West line of said Lot 7, 39.81 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle
of July 19 98 A.D., at 9:34 o'clock A. M., and duly recorded in Vol. M98
of Deeds on Page 26473

FEE \$35.00

By Bernetha G. Letsch, County Clerk