

NS

63081

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David & Kimberly L. Ragan
11575 SW Pacific Hwy #183
Tigard, Or. 97223

Perfect Property Inc.
11575 SW Pacific Hwy #183
Tigard, Or. 97223

After recording, return to (Name, Address, Zip):
Perfect Property Inc.
11575 SW Pacific Hwy #183
Tigard, Or. 97223

Until requested otherwise, send all tax statements to (Name, Address, Zip):
Perfect Property Inc.
11575 SW Pacific Hwy #183
Tigard, Or. 97223

SPACE RESERVED
FOR
RECORDERS USE

Fee: \$30.00

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 21st day of July, 1998, at 2:22 o'clock P.M., and recorded in book/reel/volume No. M98 on page 26541 and/or as fee/file/instrument/microfilm/reception No. 63081-Deed Records of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk
NAME TITLE

By Kathleen Ross, Deputy.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that David and Kimberly L. Ragan

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Perfect Property Inc. (a Nevada Corporation) 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:

Lot 32 Block 3, Tract No. 1069

and

Lot 8 Block 13 Klamath Falls Forest Estates
Hwy 66 Plat #1

and

Lot 84 of Odessa Summer Homesites

(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 \$ Tax Value. 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 Φ , 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 17th day of July, 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.

David Ragan
Kimberly L. Ragan

STATE OF OREGON, County of Washington) ss.

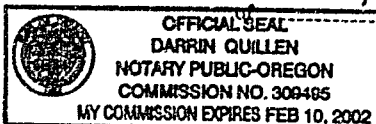
This instrument was acknowledged before me on July 17, 1998.

by David and Kimberly L. Ragan

This instrument was acknowledged before me on July 17, 1998.

by Darrin Quillen

as Notary Public for the State of Oregon



D. Quillen
Notary Public for Oregon
My commission expires Feb 10, 2002

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