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Thomas and Alma Hunt

Grantor's Name and Address

David H. and Betty Jo Wirtz

P.O. Box 100

Chemult, Or. 97731

Grantee's Name and Address

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

David H. and Betty Jo. Wirtz

P.O. Box 100

Chemult, Or. 97731

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

Same as above

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/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.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Thomas E. Hunt and Alma D. Hunt, husband and wifehereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto David H. Wirtz and Betty Jo Wirtz, husband and wifehereinafter 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:

SEE EXHIBIT A ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED HEREIN.

(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 \$8,500.00. ☐ 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 20th 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.

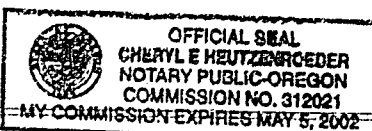
Thomas E. Hunt
THOMAS E. HUNT

Alma D. Hunt
ALMA D. HUNT

STATE OF OREGON, County of DESCHUTES

This instrument was acknowledged before me on JULY 20, 1998,
by THOMAS E. HUNT AND ALMA D. HUNT

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



Cheryl E. Heutzenroeder
Notary Public for Oregon
My commission expires May 5, 2002

MTC NO: 26469

EXHIBIT A
LEGAL DESCRIPTION

That portion of the NW 1/4 of SW 1/4 of Section 21, Township 27 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Commencing at the Northwest corner of the NW 1/4 SW 1/4 of said Section 21, Township 27 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, thence Southerly along the West line of said NW 1/4 SW 1/4, 412 feet; thence Northeasterly along the North line of 3rd Street extended, 150 feet to the Southwest corner of Block 4 of the Town of Chemult, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, thence Northwesterly along the Westerly line of said Block 4, a distance of 379 feet to the North line of said NW 1/4 SW 1/4; thence Westerly 13.6 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 22nd day
of July A.D., 19 98 at 11:17 o'clock A.M., and duly recorded in Vol. M98
of Deeds on Page 26692.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross