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BARGAIN AND SALE DEED

Vol. M98 Page 31587

KNOW ALL MEN BY THESE PRESENTS, That Thomas C. Howser, Trustee under Trust Agreement dated December 31, 1986

hereinafter called grantor, Ferguson and Jean Ferguson, husband & wife, as Tenants in the Entirety, 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 anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 20, Block 5, Klamath Country, in the County of Klamath, State of Oregon, as shown on Map filed in Book 20, Page 6 of Maps, in the office of the County Recorder of said County. Said conveyance shall be made subject to all conditions, covenants, restrictions, reservations, easements, right and rights of way of record.

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. The property described in this instrument may not be within a fire protection district protecting structures. The property is subject to land use laws and regulations, which, in farm or forest zones, may not authorize construction or siting of a residence and which limit lawsuits against farming or forest practices as defined in ORS 30.930 in all zones. 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 existence of fire protection for structures.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 \$4,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

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.

In Witness Whereof, the grantor has executed this instrument this 19 day of August, 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.

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 C. Howser
Thomas C. Howser, Trustee

STATE OF OREGON, County of Jackson ss.

This instrument was acknowledged before me on August 19, 1998, by Thomas C. Howser

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



OFFICIAL SEAL
SANDRA J. DWYANT
NOTARY PUBLIC-OREGON
COMMISSION NO. 310670
MY COMMISSION EXPIRES MAR 18, 2002

Sandra J. Dwyant
Notary Public for Oregon
My commission expires 3/18/2002

Thomas C. Howser, Trustee
607 Siskiyou Blvd.
Asiland, Oregon 97520

Grantor's Name and Address

Douglas & Jean Ferguson
20625 S.W. Rock Road
Aloha, Oregon 97006

Grantee's Name and Address

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

BIM Services, Inc.
247 E. Tahquitz Cyn. Way #27
Palm Springs, CA 92262

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

Douglas & Jean Ferguson
20625 S.W. Rock Road
Aloha, Oregon 97006

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 28th day of August, 1998, at 9:09 o'clock A.M., and recorded in book/reel/volume No. M98 on page 31587 or as fee/file/instrument/microfilm/reception No. 65287, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk
NAME TITLE
By *Kathleen Ross* Deputy

Fee \$30.00