

## BARGAIN AND SALE DEED

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GRANTOR: R.J. Bowden Companies, Inc.

GRANTEE: Terrence A. Welsh

STATE OF OREGON,  
County of Klamath ss.Until a change is requested, all tax statements shall be  
sent to the following address:Terrence A. Welsh  
2130 Santiago  
Newport Beach, CA 92660

Filed for record at request of:

AmeriTitle

on this 28th day of September A.D. 1998  
at 1:23 o'clock P. M. and duly recorded  
in Vol. M98 of Deeds Page 35456

Escrow No. 681062CD Title No. 45975

After recording return to:  
Terrence A. Welsh2130 Santiago  
Newport Beach, CA 92660

Bernetha G. Letsch, County Clerk

By Kathleen Rose

Fee, \$30.00

Deputy.

MTC 45975  
BARGAIN AND SALE DEED

R.J. BOWDEN COMPANIES, INC., an Oregon corporation Grantor, conveys to TERENCE A. WELSH and SALLY E. WELSH, husband and wife, as community property and as Trustees and the subsequent Trustees of Oxford Trust, dated April 27, 1994 Grantee, the following described real property situated in Klamath County, Oregon, to wit:

The Westerly 178.1 feet of Lot 3 in Block 1, HOMEACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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.

The true consideration for this conveyance is \$55,000.00\*\* (Here comply with the requirements of ORS 93.030)

\*\*which is being paid by an accommodator as part of an IRC §1031 tax deferred exchange.

Dated this 24 day of September 19 98

R.J. Bowden Companies, Inc.

Ronald J. Bowden  
Ronald J. Bowden, PresidentVirginia K. Bowden  
Virginia K. Bowden, SecretaryState of Oregon, County of Multnomah

The foregoing instrument was acknowledged before me this 24 day of September, 19 98 by  
Ronald J. Bowden, President and Virginia K. Bowden, Secretary of R.J. Bowden Companies, Inc., an Oregon corporation, on  
behalf of the corporation.

Deana L. Freau  
Notary Public for OregonMy commission expires: 9/26/99