

Fred Manzella  
PO Box 2166, Morristown, NJ 07962  
Grantor's Name and Address

Oxford Trust  
4130 SANTIAGO  
Newport Beach, CA 92660  
Grantee's Name and Address

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

Oxford Trust  
4130 SANTIAGO  
Newport Beach, CA 92660

Until requested otherwise, send all tax statements to:

Oxford Trust  
4130 SANTIAGO  
Newport Beach, CA 92660

MTc 45975

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Fred Manzella, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Terence A. Welsh and \*\*, 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:

\*\* Sally E. Welsh, husband and wife, as community property and as Trustees and the subsequent Trustees of the Oxford Trust, dated April 27th, 1994.  
See Exhibit A attached hereto.

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 \$0. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

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 16<sup>th</sup> day of September, 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

Grantor

STATE OF NEW YORK, County of Orange) ss.

This instrument was acknowledged before me on Sept. 16, 1998 by Fred Manzella.

Notary Public

My commission expires: 12/15/98

DIANNE V. SANTOIANI  
Notary Public, State of New York  
No. 4865864  
Qualified in Orange County  
Commission Expires Dec. 15, 1998

## Schedule "A"

Beginning at the iron pipe marking the Southeast corner of Enterprise Tract 32 in Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence West along the South line of Tract 32 a distance of 209.57 feet, more or less, to an iron pipe marking the Easterly line of Austin Street; thence North 34 degrees 07 1/2' East along the Easterly line of Austin Street Northeasterly at right angles to the center line of South Sixth Street a distance of 161.00 feet, more or less, to an iron rod which lies on a line which is parallel to and 120 feet Westerly at right angles from the East line of Tract 32; thence North along said parallel line and the East line of Austin Street 391.3 feet, to the true point of beginning, said point of beginning being 823.0 feet South of the North line of Section 3; thence North along said parallel line and the East line of Austin Street 500.0 feet, more or less, to a point which marks the Southwest corner of a parcel of land conveyed by Swan Lake Moulding Company to William L. Wales, Jr.; thence leaving the Easterly boundary of Austin Street Easterly parallel to and 323 feet distant at right angles from the North line of Section 3, a distance of 120 feet to an iron rod marking the Southeast corner of said Wales parcel, on the East line of Tract 32; thence South along the East line of Tract 32, 500.0 feet to a point, said point being 823.0 feet South of the North line of Section 3; thence West on a line parallel to the North line of Section 3, a distance of 120 feet to the point of beginning.

Parcel also described as R-3909-003BA-04600-000 (Account Number R525872), consisting of 1.38 Acres.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Ameri title the 28th day  
of September A.D., 19 98 at 1:24 o'clock PM., and duly recorded in Vol. M98,  
of Deeds on Page 35457.

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
Kardun Ross