

98 OCT -8 A10:58

## BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That RICHARD D. HOWARD, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Michael Lee Howard, Trustee of the RICHARD D. HOWARD REVOCABLE LIVING TRUST DATED OCTOBER 6, 1998, hereinafter called Grantee, and unto Grantee's 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:

Lots 34, 35, 36, Villa Saint Clair, Klamath County, Oregon:

A portion of Tracts 32 and 33A of Enterprise Tracts, described as follows: Beginning at the three quarter inch iron pipe marking the Southeast corner of said Tract 32 of Enterprise Tracts; thence Northwesterly along the arc of a curve to the right, having a central angle of 33°41'15" and radius of 170.0 feet, a distance of 99.95 feet; thence North 55°52'30" West, a distance of 80.29 feet to the Easterly line of Austin Street, thence South 34°07'30" West along said line a distance of 140.88 feet to the Northwesterly corner of parcel conveyed to Abby's Pizza Inns by Deed recorded in Volume M72 page 6088; thence South 55°52'30" East along the Northerly line of said parcel and its Easterly extension, a distance of 286.75 feet, more or less, to the Easterly line of said Tract 33A; thence North 0°21'45" East along said line a distance of 207.73 feet, more or less, to the point of beginning.

To Have and to Hold the same unto the said Grantee and Grantee's successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is: ESTABLISHMENT OF TRUST.

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.

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.

In Witness Whereof, the Grantor has executed this instrument this 6 day of October, 1998.

Richard D. Howard  
Richard D. Howard  
by Joyce M. Keener, P.O.A.

STATE OF OREGON )  
 ) SS  
County of Klamath )

Date: October 6, 1998

Personally appeared Joyce M. Keener, who, being duly sworn, did say that she is attorney in fact for Richard D. Howard and that she executed the foregoing instrument by authority of and in behalf of said principal; and she acknowledged said instrument to be the act and deed of said principal.

After recording, return and send tax statements to:  
Michael Lee Howard, Trustee  
Richard D. Howard Revocable Living Trust Dated October 6, 1998  
227 W. Oregon Avenue  
Klamath Falls, OR 97601

William L. Sizemore  
Notary Public for Oregon  
My Commission Expires: 10/08/98

DATE 5-19-98 PM 4:11

18270

37061

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of William Sisemore the 8th day  
of October A.D., 19 98 at 10:58 o'clock A. M., and duly recorded in Vol. 898  
of Deeds on Page 37060.

FEE \$35.00

By Bernetha G. Letsch County Clerk  
Kathleen Rossi