

98 JUN 23 AIO:08

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, that OLIVER J. RADTKE, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto PATRICIA VINZANT TURNER AND ROBERT E. TURNER, WITH RIGHT OF SURVIVORSHIP, 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 57 in Block 16 of KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:

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 \$7000.00.

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. 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.

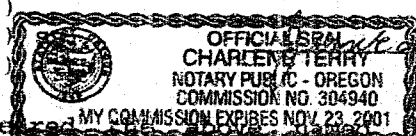
In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 24 day of May, 1998; if a corporate Grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

*Oliver J. Radtke*

STATE OF OREGON

County of Klamath



, 1998.

Personally appeared Oliver J. Radtke and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

*Charlene Terry*  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 11-23-2001

Until a change is requested, all tax statements are to be sent to the following address:  
Robert E. Turner and  
Patricia Vinzant Turner  
611 Klamath Ave. #218  
Klamath Falls, OR 97601

After recording return to:  
Robert E. Turner and  
Patricia Vinzant Turner  
611 Klamath Ave. #218  
Klamath Falls, OR 97601

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IN WITNESS WHEREOF

NOTED AND APPROVED BY THE CLERK OF THE COUNTY OF Klamath, Oregon, this 23rd day of October, 1998, at 10:08 o'clock A. M., and duly recorded in Vol. M98 of Deeds on Page 38882.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Robert E. Turner the 23rd day of October, A.D., 19 98 at 10:08 o'clock A. M., and duly recorded in Vol. M98 of Deeds on Page 38882.

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
Ruthen Ross

To have and to hold the same unto the said parties and their heirs and assigns forever.  
The above said parties do hereby certify that the same is a true and correct copy of the original as the same appears in the records of the County of Klamath, Oregon.  
IN WITNESS WHEREOF, the Clerk of the County of Klamath, Oregon, has hereunto set her hand and the seal of said County at Medford, Oregon, this 23rd day of October, 1998.

