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ROY D. HODGES
ROUTE 5, BOX 1153
KLAMATH FALLS OR 97603
B. JOYCE COLTON
19969 MAHOGANY STREET
BEND OR 97702

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

GRANTEE

Small requested certificate send all tax statements to (Name, Address, Zip):

SAME

SPACE RESERVED
FOR
RECORDEE'S USE

STATE OF OREGON,
County of _____ ss.

I certify that the within instrument
was received for record on the _____ day
of _____, 19____, at
_____ o'clock _____ M., and recorded in
book/reel/volume No. _____ on page
_____ and/or as fee/file/instru-
ment/microfilm/reception No. _____,
Records of said County.

Witness my hand and seal of County
affixed.

NAME

TITLE

By _____, Deputy.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that _____ ROY D. HODGES

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto _____ B. JOYCE COLTON

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:

SEE ATTACHED EXHIBIT "A" - LEGAL DESCRIPTION WHICH IS MADE A PART HEREOF BY THIS REFERENCE

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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

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 21 day of SEPTEMBER 21, 19 98; 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.

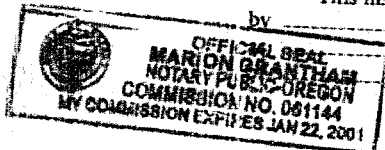
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Roy D. Hodges
ROY D. HODGES

STATE OF OREGON, County of KLANATH

This instrument was acknowledged before me on SEPTEMBER 21, 19 98, by ROY D. HODGES

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



Marion Grantham
Notary Public for Oregon
My commission expires 1/22/01

EXHIBIT "A"
LEGAL DESCRIPTION

39017

A portion of Lot 15 in Block 42, HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is 97.4 feet in a Southeasterly direction along the Northeasterly line of Alameda Street (which line is the arc of a 3 degrees 55' curve to the left) and thence in a Northeasterly direction along a radial line to the above mentioned curve a distance of 75 feet from the extreme Southeasterly corner of Lot 14, Block 42, HOT SPRINGS ADDITION, being the true point of beginning; thence in a Southeasterly direction 46 feet, more or less, to a point which is on a radial line of the above mentioned curve and 69.8 feet, more or less, along the said radial line in a Northeasterly direction from its intersection with the Northerly line of Williams Addition to the City of Klamath Falls, Oregon; thence along said radial line in a Northeasterly direction 61.24 feet to a point on the Westerly line of Pacific Terrace which point is North 20 degrees 55' West along said Westerly line of Pacific Terrace 120.7 feet from its intersection with the Northerly line of Williams Addition; thence North 20 degrees 55' West along the Westerly line of Pacific Terrace 7.8 feet to a point on the alley line; thence following the alley line in a Northwesterly direction 39 feet, more or less, to a point which is the most Northeasterly corner of the Cecil Humphrey property described in that deed dated May 26, 1928, and recorded on page 312, Book 83, Deed Records of Klamath County; thence in a Southwesterly direction along said property of Cecil Humphrey 75.4 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Anerititle
of October A.D., 1998 at 3:40 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 39016

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross