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72476

BARGAIN AND SALE DEED - STATUTORY FORM
CORPORATE GRANTOR

Klamath Animal Clinic, Inc.

a corporation duly organized and existing under the laws of the State of _____, Grantor,
conveys to Douglas D. McInnis

Grantee, the following described real property situated in Klamath County,
Oregon, to-wit:

See Exhibit "A" attached hereto.

99 JAN -5 AM 104

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The true consideration for this conveyance is \$ -0- (Here comply with the requirements of ORS 93.030)
other good and valuable consideration

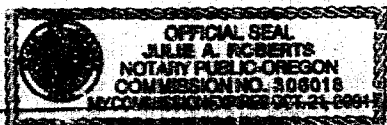
Done by order of the grantor's board of directors with its corporate seal, if any, affixed on December 22, 1998

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.

Klamath Animal Clinic, Inc.
By [Signature], President
Richard Long

STATE OF OREGON, County of Klamath) ss.
This instrument was acknowledged before me on December 22, 1998,
by Richard Long
as President
of Klamath Animal Clinic, Inc.

[Signature] Notary Public for Oregon
My commission expires 10/1/01



Klamath Animal Clinic, Inc.
Douglas D. McInnis GRANTOR
GRANTEE

GRANTEE'S ADDRESS, ZIP
After recording return to:

Douglas D. McInnis
2126 Oregon Avenue
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Until a change is requested, all tax statements shall be sent to the following address:

Douglas D. McInnis
2128 Oregon Avenue
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, } ss.
County of _____ }
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 _____ or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said county.
Witness my hand and seal of County affixed.

NAME TITLE
By _____ Deputy

Lot 4 in Block 66 of Buena Vista Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

ALSO a strip of land one foot in width along the Westerly side of Lot 3, Block 66 of Buena Vista Addition to the City of Klamath Falls, Oregon, and also lying entirely Westerly of a concrete retaining wall marking the line of possession of said Lot 3 and being more particularly described as follows: Beginning at a 3/4 inch iron pipe marking the Northwest corner of said Lot 3, thence Southerly along the Westerly line of said Lot 3, 95.00 feet; thence Easterly at right angles to said lot line, 1.00 feet; thence Northerly parallel to said lot line, 95.00 feet; thence Westerly 1.00 foot to the point of beginning.

Subject to the exceptions, exclusions and stipulations [REDACTED]:

- 1. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness of \$150,000.00
- Dated : April 17, 1984
- Recorded : May 21, 1984 in M-84 on page 8389, records of Klamath County, Oregon
- Grantor : Charles A. Garrett, DVM
- Trustee : Small Business Administration, an Agency of the United States of America
- Beneficiary : Administrator of the Small Business Administration, an agency of the Government of the United States of America

The terms and provisions of the above Trust Deed were amended by Modification
Recorded : June 21, 1996 in M-96 on page 18439, records of Klamath County, Oregon

EXHIBIT NO. A

STATE OF OREGON; COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 5th day
of January A.D., 19 99 at 11:04 o'clock A. M., and duly recorded in Vol. M99
of Deeds on Page 132

By Linda Smith, County Clerk
Kathleen Rosa

FEE \$35.00