

76946

After Recording Return To:
 Kary A. Schoenfeld
 Ferguson & Schoenfeld, PLLC
 805 Broadway, Suite 735
 Vancouver, WA 98660

99 MAR 25 P2:35

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BARGAIN & SALE DEED

Virginia R. McGaughey, trustee of the E. & V. McGaughey Family Trust ("Grantor"), conveys to Virginia R. McGaughey, Trustee of the E. & V. McGaughey Children's Trust ("Grantee"), all of its right, title and interest in and to the following described real property (excluding any personal property contained therein), located at 129 N. Wendling, situated in the City of Klamath Falls, County of Klamath, State of Oregon, free of encumbrances except as specified below:

Lot 9 in Block 14 of DIXON ADDITION TO THE CITY OF KLAMATH FALLS, Klamath County, Oregon.

The true consideration for this conveyance is \$0.

SUBJECT TO AND EXCEPTING: all easements, encumbrances, and restrictions of record

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.

Dated March 7, 1999

Virginia R. McGaughey
 Virginia R. McGaughey

STATE OF OREGON)

COUNTY OF Klamath) ss.

On this day personally appeared before me Virginia R. McGaughey to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 7th day of March, 1999.

Rae Anne Smith
 Notary Public for the State of Oregon
 My Commission Expires: 6-20-99

GRANTOR'S NAME AND ADDRESS:

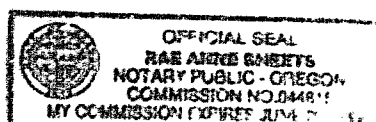
E. & V. McGaughey Family Trust
 131 N Wendling
 Klamath Falls, OR 97601

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

Virginia McGaughey
 131 N Wendling
 Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS:

E. & V. McGaughey Children's Trust
 131 N Wendling
 Klamath Falls, OR 97601



STATE OF OREGON, COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 25th day
 of March A.D. 1999 at 2:35 o'clock P.M., and duly recorded in Vol 1999
 of Deeds on Page 10594

FEE \$30.00

Linda Smith, County Clerk

Kathleen Ross