

99 MAY 19 AM 11:45 MTC 48122-MS
BARGAIN AND SALE DEED

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KNOW ALL MEN BY THESE PRESENTS, that the **ROBERT KOZLOWSKI, TRUSTEE OF THE STAGE NIFTY ENTERPRISE, A TRUST DATED DECEMBER 7, 1995**, Grantor, for the consideration herein stated, does hereby grant, bargain, sell and convey unto **JACKIE J. GIFFORD**, herein 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:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"

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.

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, Other than money

However, the actual consideration consists of or includes other property or value given or promised is the whole/part of the consideration.

In construing this deed and where the context so requires, the singular includes the plural and 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 18th day of MAY, 1999; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

TRUSTEE OF THE STAGE NIFTY ENTERPRISE

BY Robert Kozlowski Trustee
ROBERT KOZLOWSKI, TRUSTEE

California SACRAMENTO
STATE OF ~~OREGON~~ County of ~~KLAMATH~~ ss.

acknowledged before me on MAY 18th, 1999, by Robert Kozlowski, as Trustee of the Stage Nifty Enterprise, a Trust dated December 7, 1995, and acknowledged this to be his voluntary act and deed.

Lori Strasser
Notary Public of State of California
My commission expires 8-9-02

AFTER RECORDING RETURN TO:

JACKIE J. GIFFORD
3522 FOREST LAKE
ACAMPO, CA 95220



EXHIBIT "A"
LEGAL DESCRIPTION

19956

PARCEL 1:

A tract of land situated in the NE1/4 of NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows: Beginning at an iron pin which lies North 89 degrees 40' East a distance of 30.0 feet and North 1 degrees 02' West a distance of 177.8 feet from the iron pin which marks the intersection of 4th Avenue and 4th Street of Altamont Acres, which point of intersection is also the Southwest corner of the NE1/4 of NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, and running thence North 89 degrees 40' East a distance of 490.0 feet to an iron pin; thence North 1 degrees 02' West a distance of 88.9 feet to an iron pin; thence South 89 degrees 40' West a distance of 490.0 feet to an iron pin; thence South 1 degrees 02' East a distance of 88.9 feet more or less to the point of beginning, said tract containing 1 acre, more or less, in the NE1/4 of NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian.

PARCEL 2:

A tract of land situated in the NE1/4 of NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows: Beginning at an iron pin which lies North 89 degrees 40' East a distance of 30.0 feet and North 1 degrees 02' West a distance of 88.9 feet from the iron pin which marks the intersection of 4th Avenue and 4th Street of Altamont Acres, which point of intersection is also the Southwest corner of the NE1/4 of NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, and running thence North 89 degrees 40' East a distance of 490.0 feet to an iron pin; thence North 1 degrees 02' West a distance of 88.9 feet to an iron pin; thence South 89 degrees 40' West a distance of 490.0 feet to an iron pin; thence South 1 degrees 02' East a distance of 88.9 feet more or less to the point of beginning, said tract containing 1 acre more or less in the NE1/4 of NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian.

DHK

State of Oregon, County of Klamath
Recorded 5/19/99, at 11:45 a.m.
In Vol. M99 Page 19955
Linda Smith, County Clerk
Fee \$ 55

Linda Smith