

Grantor: Lennis E. Creager

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1999 JUL 13 PM 3:25

Grantee: Robert A. James

State of Oregon, County of Klamath
Recorded 7/13/99, at 3:25 p. m.
In Vol. M99 Page 28023
Linda Smith,
County Clerk Fee \$ 30 - KK

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AFTER RECORDING RETURN TO:
Robert R. James
3843 Kelley Drive
Klamath Falls, OR 97603

NTC 48552-MS

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BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That LENNIS E. CREAGER and MARGARET JUNE CREAGER, AS TENANTS BY THE ENTIRETY, herein called grantor, for the consideration herein stated, does hereby grant, bargain, sell and convey unto ROBERT A. JAMES and JACQUELINE L. JAMES, husband and wife, 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:

LOT 12 IN BLOCK 1 OF KELENE GARDENS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

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, is \$ 75,000.00.

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

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 13th day of JULY, 19 99; 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.

Tax statements shall be mailed to: 3843 Kelley Drive, Klamath Falls, OR 97603

Lennis E. Creager
LENNIS E. CREAGER

Margaret June Creager
MARGARET JUNE CREAGER

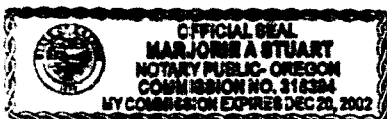
STATE OF OREGON

SS. JULY 13 19 99

COUNTY OF KLAMATH

Personally appeared the above named LENNIS E. CREAGER and MARGARET JUNE CREAGER

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Margaret A. Stuart
Notary Public for Oregon
My commission expires 12-20-02