

1999 JUL 29 AM 10:03

## BARGAIN AND SALE DEED



Richard James Maguire and Patricia C. Chase successor co-trustees of the Mildred L. Maguire Revocable Living Trust dated July 14, 1998, Grantor, conveys to Richard James Maguire and Patricia C. Chase, as tenants in common, Grantees, the following described real property:

Block 37, Lot 24, Hot Springs Addition to the City of Klamath Falls, Oregon.

Tax Account #3809-28CB-1300

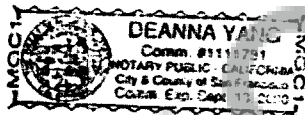
The true consideration for this conveyance is \$-0-.

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.

  
Richard James Maguire  
  
Patricia C. Chase

STATE OF CALIFORNIA )  
County of San Francisco ) ss.

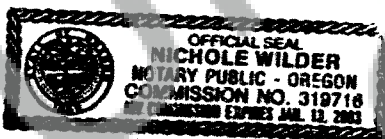
This instrument was acknowledged before me on July 20<sup>th</sup>, 1999, by Richard James Maguire.



  
Notary Public - State of California  
My Commission Expires: Sept 18, 2000

STATE OF OREGON )  
County of Deschutes ) ss.

This instrument was acknowledged before me on July 20<sup>th</sup>, 1999 by Patricia C. Chase.



  
Notary Public for Oregon  
My commission expires: Jan. 13<sup>th</sup>, 2003

Richard James Maguire and Patricia C. Chase  
successor co-trustees of the Mildred L. Maguire  
Revocable Living Trust dated July 14, 1998,

Grantor.

Richard James Maguire and Patricia C. Chase,

Grantee.

After recording return to:  
Donald R. Crane  
303 Main Street, Suite 201  
Klamath Falls, Oregon 97601

Until a change is requested all tax statements  
shall be sent to the following address.  
Richard Maguire  
2201 Laguna Street, Apt 505  
San Francisco CA 94115

State of Oregon, County of Klamath  
Recorded 7/29/99, at 10:03 a.m.  
In Vol. M99 Page 30143  
Linda Smith,  
County Clerk Fee \$ 30-<sup>00</sup>