1999 JUL 29 AM 10: 03

BARGAIN AND SALE DEED

Patricia C. Chase, Grantor, conveys to Richard James Maguire, the following described real property:

A one-half interest in 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.

Patricia C. Chase

STATE OF OREGON)
) ss.
County of Deschutes)

This instrument was acknowledged before me on July 22, 1999 by Patricia C. Chase.

Notary Public for Oregon
My commission expires: 3-25-00

Patricia C. Chase,
Grantor.

Richard James Maguire,
Grantee.

OFFICIAL SEAL
TEREASA M HARRIS
NOTARY PUBLIC - OREGON
COMMISSION NO. 050389
MY COMMISSION EXPIRES MAR. 25, 2000

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 30144
Linda Smith,
County Clerk Fee$ 30 - KR