

AMT 48489 KR

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That Michael Lee Howard, Trustee of the Richard D. Howard Revocable Living Trust Dated October 6, 1998, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Michael L. Howard, hereinafter 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 36 and a portion of Lots 34 and 35 of "VILLA SAINT CLAIR", situated in the NW1/4NW1/4 of Section 14, T39S, R9EWM1, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of said Lot 34, from which the Southwest corner of said Lot 34 bears S00°06'14"W 186.71 feet; thence S89°35'00"E 141.36 feet; thence S00°06'14"W 186.71 feet to a point on the South line of said Lot 35; thence, along the boundary of Lot 35, S89°35'00"E 58.64 feet, N00°06'14"E 330.00 feet, and N89°35'00"W 100.00 feet to the Northerly corner common to said Lots 34 and 35; thence, along the boundary of said Lot 34, N89°35'00"W 100.00 feet and S00°06'14"W 143.29 feet to the point of beginning, containing 39,607 square feet, more or less. For reference see the map of survey for property line adjustment 30-99 on file at the office of the Klamath County Surveyor.

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: NO CASH CONSIDERATION - DIVISION OF PROPERTY.

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.

In Witness Whereof, the Grantor has executed this instrument this 19 day of August, 1999.

Michael Lee Howard
Michael Lee Howard, Trustee

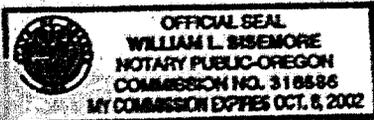
STATE OF OREGON )
County of Klamath ) SS

On this 19 day of August, 1999, before me, the undersigned Notary Public, personally appeared Michael Lee Howard, to be known to be the person described in the foregoing instrument and acknowledged that he executed the same in the capacity therein stated and for the purposes therein contained. IN WITNESS WHEREOF, I hereunto set my hand and official seal.

William L. Sismore
Notary Public for Oregon
My Commission Expires: Oct 8, 2002

After recording, return & send tax statements to:

Michael L. Howard
1190 Wild Plum Drive
Klamath Falls, OR 97601



State of Oregon, County of Klamath
Recorded 8/25/99, at 3:39 p.m.
In Vol. M99 Page 34465
Linda Smith,
County Clerk Fee \$ 30 KR

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