

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That PAULINE BELL, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto EDWARD A. SMITH, hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of her right, title and interest in that certain real property together 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:

That portion of the N $\frac{1}{2}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 1, Township 37 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon, lying south of the 100-foot strip owned by Weyerhaeuser Company.

The E $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 1, Township 37 South, Range 14 East of the Willamette Meridian, and

The S $\frac{1}{2}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 1, Township 37 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO ALL easements, reservations, restrictions and rights of way of record or apparent on the ground.

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 \$1.00.

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

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 IN ALL ZONES. 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 EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

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.

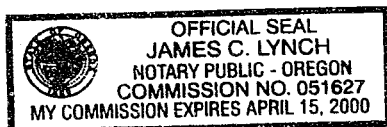
In Witness Whereof, the grantor has executed this instrument this 10th day of September, 1999.

Pauline Bell
Pauline Bell

By: Edward A. Smith
Edward A. Smith, Attorney in Fact

STATE OF OREGON, County of Lake) ss.

This 10th day of September, 1999, before me personally appeared Edward A. Smith, personally known to me to be the person whose name is subscribed to the within instrument as attorney in fact of Pauline Bell, and acknowledged that he subscribed the name of Pauline Bell thereto as principal, and his own name as attorney in fact.



James C. Lynch
Notary Public for Oregon
My Commission Expires: 15 April 2000

Grantor's Name and Address

Pauline Bell
P.O. Box 363
Bly, OR 97622

Grantee's Name and Address

Edward A. Smith
P.O. Box 301
Bly, OR 97622

After Recording Return to:

James C. Lynch, Attorney at Law
P.O. Box 351
Lakeview, OR 97630

State of Oregon, County of Klamath
Recorded 9/17/99, at 3:18 p. m.
In Vol. M99 Page 37178
Linda Smith
County Clerk Fees 35⁰⁰

Send Tax Statements to:

Edward A. Smith
P.O. Box 301
Bly, OR 97622

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