

NN

49848

Vol M99 Page
STATE OF OREGON,
County of } ss.

I certify that the within instrument was received for record on _____ at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ and/or as fee/file/instrument/microfilm/reception No. _____, Records of said County.

Witness my hand and seal of County affixed.

NAME TITLE

By _____, Deputy.

SPACE RESERVED
FOR
RECORDER'S USE

Grantor's Name and Address

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Michael J. Stilwell

4024 Monrovia Way

Klamath Falls, OR 97603

Until requested otherwise, send all tax statements to (Name, Address, Zip):

same as above

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that James F. Stilwell, Trustee of James F. Stilwell Revocable Living Trust

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Michael J. Stilwell, 30% interest

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 any way appertaining, situated in _____ County, State of Oregon, described as follows, to-wit:

ALL MY INTEREST, REMAINING, IN AND TO THE FOLLOWING: *JB*

See Exhibit A attached

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ _____ Gift. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on December 20, 1999; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

James F. Stilwell
JAMES F. STILWELL, Trustee

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on December 20, 1999

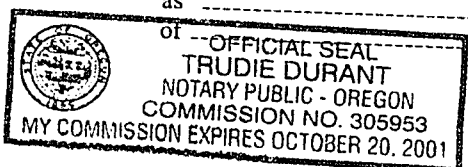
by James F. Stilwell, Trustee of the James F. Stilwell Revocable

This instrument was acknowledged before me on Living Trust

by

as

of



Trudie Durant
Notary Public for Oregon
My commission expires _____

Exhibit A

Parcel 1:

A part of Tract 36 of Enterprise Tracts, more particularly described as follows: Beginning at a point marking the intersection of the Southeasterly line of Avalon Street with the Northeasterly line of Pershing Way, which point bears South $0^{\circ}00\frac{1}{2}'$ East a distance of 542.44 feet and South $55^{\circ}50\frac{1}{2}'$ East a distance of 961.79 feet from the Northwest corner of Section 3, Twp. 39 S. R. 9 E.W.M.: thence North $30^{\circ}38\frac{1}{2}'$ East, along the Southeasterly line of Avalon Street, a distance of 50.0 feet to a point; thence South $59^{\circ}21\frac{1}{2}'$ East at right angles to Avalon Street, a distance of 150.0 feet to a point; thence South $30^{\circ}38\frac{1}{2}'$ West, parallel with Avalon Street, a distance of 59.3 feet, more or less, to the Northeasterly line of Pershing Way; thence North $55^{\circ}50\frac{1}{2}'$ West, along the Northeasterly line of Pershing Way, a distance of 150.28 feet, more or less, to the point of beginning.

Parcel 2:

A parcel of land situated in the NW $\frac{1}{4}$ of Section 3, Township 39 South, Range 9 East, W.M., Klamath County, Oregon, more particularly described as follows: Beginning at the northwest corner of said Section 3, said point being marked by a cased iron pin; thence South $0^{\circ}00'30''$ East along the Westerly line of said Section 3 a distance of 826.80 feet to its intersection with a line parallel with and 75.0 feet distant at right angles northeasterly from the centerline of the Klamath Falls-Lakeview Highway, also known as South Sixth Street, as the same is now located and constructed, said parallel line also being the northerly right-of-way line of said Highway; thence South $55^{\circ}52'30''$ East along said right-of-way line 1681.84 feet, more or less, to an iron pin on the northwesterly line of Austin Street, said point being the True Point of Beginning of this description; thence North $34^{\circ}07'30''$ East along said line a distance of 175.00 feet to an iron pin on the southerly boundary of Pershing Way; thence North $55^{\circ}52'30''$ West along said line a distance of 131.05 feet to an iron pin; thence South $34^{\circ}07'30''$ West parallel with Austin Street a distance of 175.00 feet to an iron pin on the northerly boundary of South Sixth Street; thence South $55^{\circ}52'30''$ East along said boundary a distance of 131.05 feet, more or less, to the True Point of Beginning of this description.

State of Oregon, County of Klamath
Recorded 12/20/99, at 3:25 p.m.
In Vol. M99 Page 49848
Linda Smith,
County Clerk Fee \$ 35⁰⁰