

200 JUN 27 PM 3:34

Grantor: Beneficial Oregon, Inc.

dba Beneficial Mortgage Company

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Grantee: Raymond T. Winegar and

Shannon D. Winegar

State of Oregon, County of Klamath
Recorded 06/29/00, at 3:34 p m.
In Vol. M00 Page 23905
Linda Smith,
County Clerk Fee \$ 21⁰⁰

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AFTER RECORDING RETURN TO:
Raymond T. Winegar
5809 Cheyne Avenue
Klamath Falls, OR 97603

MTL 51393-ms

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BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That Beneficial Oregon, Inc., dba
Beneficial Mortgage Company, herein called grantor,
for the consideration herein stated, does hereby grant, bargain, sell and convey
unto Raymond T. Winegar and Shannon D. Winegar, husband and wife,
herein 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 of FIRST ADDITION TO MADISON PARK, according to the official plat thereof
on file in the office of the County Clerk of Klamath County, Oregon

3909-001BB-00800-000

506811

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.

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 \$ 83,450.00.

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

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

In Witness Whereof, the grantor has executed this instrument this ____ day
of June, 2000; if a corporate grantor, it has caused its
name to be signed and its seal affixed by an officer or other person duly author-
ized to do so by order of its board of directors.

Tax statements shall be mailed to: 5809 Cheyne Avenue, Klamath Falls, OR 97603

Beneficial Oregon, Inc., dba Beneficial Mortgage
Company

By

David M. Zimmerman

David M. Zimmerman
Assistant Vice President

STATE OF CA
Oregon

COUNTY OF Los Angeles

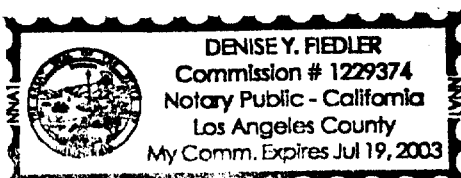
SS. _____

Personally appeared the above named

David M. Zimmerman

and acknowledged the foregoing instrument to be his voluntary act.

Before me:



Denise Y. Fiedler
Notary Public for California
My commission expires 7-19-03

21.00⁰⁰