

1396-2193

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That J. Claude Bowden and Thelma M. Bowden, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto J. CLAUDE BOWDEN and THELMA M. BOWDEN, TRUSTEES OF THE J. CLAUDE BOWDEN and THELMA M. BOWDEN REVOCABLE LIVING TRUST DATED APRIL 28, 1998, 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:

The Westerly 13 feet of Lot 1, and the Easterly 9 feet of Lot 2 in Block 16 of ORIGINAL TOWN OF KLAMATH FALLS, (formerly Linkville), Oregon, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning on the Northerly line of Main Street at a point thereon distant 52 feet Southwesterly from the most Easterly corner of Lot 1 of said Block 16; thence Northwesterly at right angles to Main Street 100 feet; thence Southwesterly and parallel with Main Street 100 feet; thence Southwesterly and aparallel with Main Street, 22 feet, more or less, to the center of party wall on the Westerly line of property herein conveyed and Easterly line of property adjoining same on the West side; thence Southeasterly and at right angles to Main Street, 100 feet to Main Street; thence Northeasterly along the Norhterly line of Main Street 22 feet, more or less to the point of beginning.

Subject to: Easements, rights of way of record, and those apparent on the land.

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: TRUST ESTABLISHMENT.

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.

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 28 day of April, 1998.

*J. Claude Bowden*  
J. Claude Bowden  
*Thelma M. Bowden*  
Thelma M. Bowden

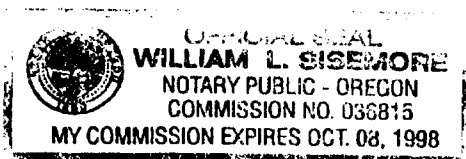
STATE OF OREGON )  
                          ) SS  
County of Klamath )

This instrument was acknowledged before me on April 28, 1998, by J. Claude Bowden and Thelma M. Bowden.

*William L. Sisemore*  
Notary Public for Oregon  
My Commission Expires: 10/08/98

After recording, return to:

AMERITITLE - Coll #2711



State of Oregon, County of Klamath  
Recorded 10/26/00, at 11:25 a.m.  
In Vol. M00 Page 39088  
Linda Smith,  
County Clerk Fee \$ 21.00

ck  
21.00