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200 DEC 13 PM 3:15

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STATE OF OREGON, 1

Jerry Lee Wallace, Jr.

Grantor's Name and Address

Frances I. Hart

3665 Pine Tree Drive

Klamath Falls, Or 97603

Grantee's Name and Address

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

Frances I. Hart

3665 Pine Tree Drive

Klamath Falls, Or 97603

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

Same

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath

Recorded 12/13/00, at 3:15 p.m.

In Vol. M00 Page 44746

Linda Smith,

County Clerk Fee \$ 21.00

Deputy.

MTR 52562-LB

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Jerry Lee Wallace, Jr.

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Frances I. Harthereinafter 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 Klamath County, State of Oregon, described as follows, to-wit:

The Northerly 72.67 feet of Lot 3 and the Southerly 72.67 feet of Lot 4 all in Block 3, PINE GROVE PONDEROSA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(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 \$ 278,684.00. 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 12/7/00; 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.

Jerry Lee Wallace, Jr.

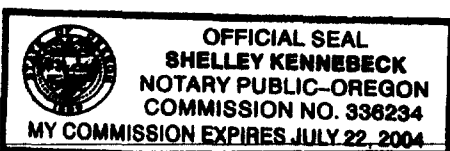
STATE OF OREGON, County of Multnomah) ssThis instrument was acknowledged before me on December 7, 2000by Jerry Lee Wallace Jr.

This instrument was acknowledged before me on _____

by _____

as _____

of _____



Shelley Kennebeck
Notary Public for Oregon

My commission expires 7/22/04