

2001 FEB 15 AM 11: 18

mtc 53207-MS
BARGAIN AND SALE DEED

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KNOW ALL MEN BY THESE PRESENTS, that *South Valley Bank and Trust, Conservator of the Estate of Ann Teresa Emley, a Protected Person*, Grantors for the consideration herein stated, does hereby grant, bargain, sell and convey unto *M&M Enterprises, a Partnership*, 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:

Lots 8 and 9 in Block 1 of Lenox, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

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, \$ 40,000.00


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

In construing this deed and where the context so requires, the singular includes the plural and 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 12 day of February, 2001; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

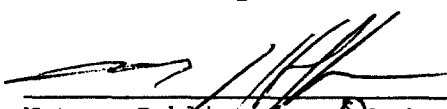
Tax statements shall be mailed to: P.O. Box 834, Klamath Falls, OR 97601

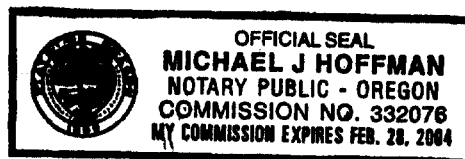
South Valley Bank and Trust


by Sharon Parks, as authorized signer
for SVB&T as Conservator of the Estate
of Ann Teresa Emley, a Protected
Person

STATE OF Oregon, County of Klamath)) ss.

acknowledged before me on 2/12 2001, by Sharon Parks as authorized signer for SVB&T as Conservator of the Estate of Ann Teresa Emley, a Protected Person and acknowledged this to be her voluntary act and deed.


Notary Public of Oregon
My commission expires 02-28-2004



AFTER RECORDING RETURN TO:

M&M Enterprises
P.O. Box 834
Klamath Falls, OR 97601

State of Oregon, County of Klamath
Recorded 02/15/01, at 11:18 a.m.
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Linda Smith,
County Clerk Fee \$ 21.00