

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That SHALAMAR KEANN JOE and SHIRLEY JEAN QUALLS, hereinafter called the grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto CARROLL L. MOULTON and LOUISE E. MOULTON, hereinafter called grantee and 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 16, Block 213, Mills 2nd Addition
Commonly known as 1122 Division Street,
Klamath Falls, Oregon,

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

The true and actual consideration in settlement of litigation and other valuable consideration.

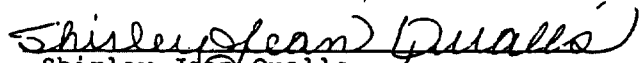
*However, the actual consideration consists of or includes other property or value given or promised which is the whole/part of the consideration(indicate which). *(The sentence between the symbols* if not applicable, should be deleted. See ORS 93.030)

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 provision hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this ____ day of February, 2001; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board if 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 TO VERIFY APPROVED USES.


Shalamar Keann Joe


Shirley Jean Qualls

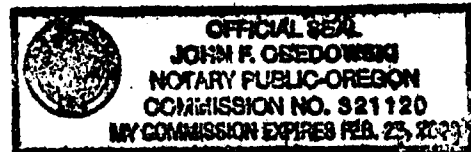
STATE OF OREGON)
) ss
County of Klamath)

Dated: February 23, 2001

Personally appeared Shalamar Keann Joe and Shirley Jean Qualls who, being duly sworn, and acknowledged said instrument to be their voluntary act and deed.

Before me, JOHN F. OBEADOWSKI

John F. Obedowski
Notary Public for Oregon
My commission expires:



(If executed by a corporation, affix corporate seal)

Grantor's Name and address:

Shalamar K. Joe
Shirley J. Qualls

Klamath Falls, Or 97601

Grantee's Name and address:

Carroll and Louise Moulton
1117 Tamera Drive
Klamath Falls, OR 97603

After recording return to:

RL
Carroll and Louise Moulton
1117 Tamera Drive
Klamath Falls, OR 97603

Until a change is requested all
tax statements shall be sent to
the following address:

Carroll and Louise Moulton
1117 Tamera Drive
Klamath Falls, OR 97603

STATE OF OREGON)
) ss
County of)

I certify that the within
instrument was received for record
on the ____ day of ____
19____, at ____ o'clock ____
M., and recorded in book/reel/
volume No. ____ on page ____
or as fee/file/instrument/
microfilm/reception No. ____
Record of Deeds of said county.
Witness my hand and seal of
County affixed.

Name Title

By Deputy

State of Oregon, County of Klamath

Recorded 03/01/01, at 3:54 p.m.

In Vol. M01 Page 8491

Linda Smith,

County Clerk Fee \$ 26⁰⁰ -