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mtc 54138
BARGAIN AND SALE DEED

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KNOW ALL MEN BY THESE PRESENTS, that the **MARY JANE GAIL DANFORTH**, herein called Grantor, for the consideration herein stated, does hereby grant, bargain, sell and convey unto **RICHARD H. BATES and LAUREL BATES, 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:

THE EAST ONE-HALF OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 34 SOUTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, AND

THE WEST ONE-HALF OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 34 SOUTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, 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, \$81,000.00

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.

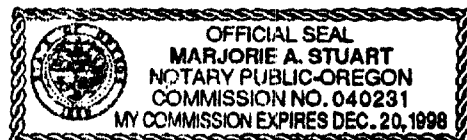
In Witness Whereof, the grantor has executed this instrument this 16th day of June, 1998; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

Mary Jane Gail Danforth
MARY JANE GAIL DANFORTH

STATE OF OREGON, County of Klamath)) ss.

acknowledged before me on May, 1998, by Mary Jane Gail Danforth, and acknowledged this to be her voluntary act and deed.

Marjorie A. Stuart
Notary Public of Oregon
My commission expires 12/20/98



AFTER RECORDING RETURN TO:

RICHARD H. BATES
5018 Brophy Rd.
Eagle Point, OR 97524

State of Oregon, County of Klamath
Recorded 06/01/01, at 3:17 p. m.
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Linda Smith,
County Clerk Fee\$ 21⁰⁰