

Grantor: Beneficial Oregon, Inc.

Vol M01 Page 30235

'01 JUN 22 PM 3:14

Grantee: Jason D. Wyles and

Kathleen J. Wyles

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AFTER RECORDING RETURN TO:

Amerititle
222 S. 6th Street
Klamath Falls, OR 97601

State of Oregon, County of Klamath
Recorded 06/22/01, at 3:14 P. m.
In Vol. M01 Page 30235
Linda Smith,
County Clerk Fee \$ 21.00

MTL S4302-TA

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BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That Beneficial Oregon, Inc., d/b/a/
Beneficial Mortgage Co., herein called grantor,
for the consideration herein stated, does hereby grant, bargain, sell and convey
unto Jason D. Wyles and Kathleen J. Wyles, As tenants by the entirety,
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 easterly or Northeasterly 50 feet of Lots 12 and 13, Block 36, Hot Springs
Addition to the city of Klamath Falls, 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, is \$ 84,000.00.

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

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.

In Witness Whereof, the grantor has executed this instrument this 21st day
of June, 2001; if a corporate grantor, it has caused its
name to be signed and its seal affixed by an officer or other person duly author-
ized to do so by order of its board of directors.

Tax statements shall be mailed to: Jason D. Wyles and Kathleen J. Wyles

1918 Manzanita Street

Klamath Falls, OR 97601

Beneficial Oregon, Inc.,

BY: _____

Assistant Vice President

STATE OF California

COUNTY OF Los Angeles

SS. _____

Personally appeared the above named _____

David M. Zimmerman
Asst. Vice President

and acknowledged the foregoing instrument to be HIS voluntary act.



Before me: _____

Notary Public for CALIFORNIA
My commission expires 07-22-03

21.00 r