

GRANTOR'S NAME AND ADDRESS:

Arthur H. and Gladys M. Sheer
P.O. Box 1029
Lakeview, OR 97630

GRANTEE'S NAME AND ADDRESS:

High Grade Contracting, Inc.
P.O. Box 1029
Lakeview, OR 97630

AFTER RECORDING RETURN TO:

James C. Lynch
P.O. Box 351
Lakeview, OR 97630

SEND TAX STATEMENTS TO:

High Grade Contracting, Inc.
P.O. Box 1029
Lakeview, OR 97630

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the _____ day of _____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ and/or as fee/file/instrument/microfilm/reception No. _____ Records of said County.

Witness my hand and seal of County affixed.

Name

Title

By:

Deputy

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **ARTHUR H. SHEER and GLADYS M. SHEER, husband and wife**, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **HIGH GRADE CONTRACTING, INC., an Oregon corporation**, hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property together 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 3 in High Country Ranch Block 2.

Tax Information: Code 008; Map Tax Lot R-3514-00800-00300-000; Prop. I.D. R117411

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 \$1.00. However, the actual consideration consists of or includes other property or value given or promised which is the 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.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 IN ALL ZONES. 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 EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

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.

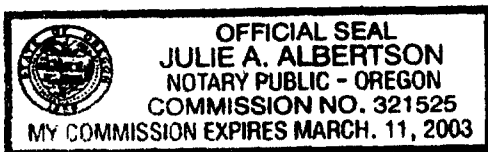
In Witness Whereof, the grantor has executed this instrument this 22nd day of June, 2001; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

Arthur H. Sheer
Arthur H. Sheer

Gladys M. Sheer
Gladys M. Sheer

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on June 22, 2001, 2001, by Arthur H. Sheer and Gladys M. Sheer.



Julie A. Albertson
Notary Public for Oregon
My Commission Expires: 03-11-2003

State of Oregon, County of Klamath
Recorded 06/26/01, at 11:04 a.m.
In Vol. M01 Page 30646
Linda Smith,
County Clerk Fee \$ 26⁰⁰ 4⁰⁰ opa