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Francis V. Rudd & Ann F. Rudd

STATE OF OREGON,
County of _____ } ss.

Grantor's Name and Address

David Harold & Teresa Roleen
Panossian

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

David Harold & Teresa Roleen
1540 N Eldorado Panossian
Klamath Falls, Or 97601

Until requested otherwise, send all tax statements to (Name, Address, Zip):

David Harold and Teresa Roleen
Panossian
1540 N Eldorado
Klamath Falls, Or 97601SPACE RESERVED
FOR
RECORDER'S USEI certify that the within instrument was
received for record on _____,
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.

MTC 54221-LB

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Francis V. Rudd and Ann F. Rudd, Trustees of the
Rudd Family Trust dated May 22, 1997,
 hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
David Harold Panossian and Teresa Roleen Panossian, as tenants by the entirety,
 hereinafter 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 any way appertaining, situated in Klamath County,
 State of Oregon, described as follows, to-wit:

See attached Legal Description

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 125,000.00. [Ⓢ] However, the
 actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate
 which) consideration. [Ⓢ] (The sentence between the symbols [Ⓢ], if not applicable, should be deleted. See ORS 93.030.)

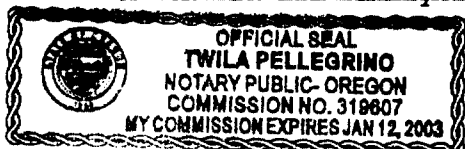
In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be
 made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on August 30, 2001; if
 grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized
 to do so by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN
 THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGU-
 LATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
 ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPRO-
 PRIATE 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.

Francis V. Rudd, Trustee

Ann F. Rudd, Trustee

STATE OF OREGON, County of Klamath) ss.This instrument was acknowledged before me on August 30, 2001,
by _____This instrument was acknowledged before me on August 30, 2001,
by Francis V. Rudd and Ann F. Ruddas Trusteesof The Rudd Family Trust dated May 22, 1997Twila Pellegrino
Notary Public for OregonMy commission expires 1-12-2003

26.000

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

A parcel of land situated in the SE1/4 NW1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the existing monument marking the Northwestern corner of that parcel of land described in Volume M69 at page 5894, Microfilm Records of Klamath County, Oregon, said point also being the intersection of the Southerly boundary of Daggett Avenue and the Easterly boundary of Campus Drive; thence South 2 degrees 38' 30" along the Westerly boundary 84.40 feet to a point; thence North 78 degrees 37' 20" East 71.45 feet to a point; thence North 11 degrees 22' 40" West 69.60 feet to a point on the Northerly boundary of said parcel; thence North 87 degrees 49" West along the Northerly boundary 52.47 feet to the point of beginning.

PARCEL 2

An undivided 1/4 interest in a parking area described as follows:

A parcel of land situated in the SE1/4 NW1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at an existing 1/2 inch iron pin marking the Northeast corner of that parcel of land described in Volume M69, page 5894, Microfilm Records of Klamath County, Oregon, thence North 87 degrees 49' West 59.2 feet to a point; thence South 2 degrees 38' 30" West 117 feet to a point; thence North 87 degrees 49' West 138 feet to a point on the Easterly boundary of Campus Drive; thence South 2 degrees 38' 30" West along the Easterly boundary of Campus Drive 53 feet to a 5/8 inch aluminum capped iron pin; thence South 87 degrees 49' 20" East 202.6 feet to a 5/8 inch aluminum capped iron pin; thence North 0 degrees 51' East 170 feet to a point of beginning.

PARCEL 3

An undivided 1/4 interest in and to the following described parcel:

A parcel of land situated in the SE 1/4 of the NW 1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, adjacent to and Easterly of Campus Drive Southerly of that certain parcel described in Volume M74, at page 10466, Microfilm Records of Klamath County, Oregon and Northerly and Westerly of that parcel described in Volume M72, at page 2437, Microfilm Records of Klamath County, Oregon.

State of Oregon, County of Klamath
Recorded 08/30/01 at 3:12 p. m.
In Vol. M01 Page 44304
Linda Smith,
County Clerk Fee \$ 26⁰⁰