

MTL 55350-MS
BARGAIN AND SALE DEED

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KNOW ALL MEN BY THESE PRESENTS, that DORIAN JOEL KEENER, Grantor for the consideration herein stated, does hereby grant, bargain, sell and convey unto KATHLEEN ANN KEENER, 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 South 40 feet of Lot 10 in Block 17 of FAIRVIEW ADDITION NO. 2 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 \$25,000.00. Said deed is being recorded to extinguish any interest of the Grantor resulting from the decree of dissolution of marriage.

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 22 day of October, 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.

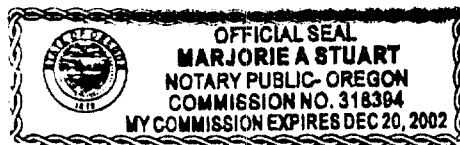
Tax statements shall be mailed to: 1327 Lakeview Avenue, Klamath Falls, OR 97601

Dorian Joel Keener
Dorian Joel Keener

STATE OF Oregon, County of Klamath) ss.

Acknowledged before me on 10/22, 2001, by Dorian Joel Keener and acknowledged this to be his voluntary act and deed.

Marjorie A Stuart
Notary Public of Oregon
My commission expires 12/20/02



AFTER RECORDING RETURN TO:

Kathleen Ann Keener
1327 Lakeview Avenue
Klamath Falls, OR 97601

State of Oregon, County of Klamath
Recorded 10/22/01 at 3:12 p m.
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Linda Smith,
County Clerk Fee \$ 21.00