

**BARGAIN AND SALE DEED**

Grantor: Shanna Simmons

Grantee: Jeremy Welsh

State of Oregon, County of Klamath  
Recorded 11/30/01 9:13 a. m.  
Vol M01, Pg 60918-19  
Linda Smith, County Clerk  
Fec \$ 26<sup>00</sup> # of Pgs 2

After recording, return & send  
tax stmts to:

Jeremy Welsh  
426 N 10<sup>th</sup>  
Klamath Falls Oregon 97601

Consideration: Property Settlement Agreement

KNOW ALL MEN BY THESE PRESENTS, That Shanna Simmons, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Jeremy Welsh, 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 anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

A portion of Lots 7 and 8, Block 51, NICHOLS ADDITION TO KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and more particularly described as follows:

Beginning at an iron pin marking the most easterly corner of Lot 8, Block 51, of said NICHOLS ADDITION; thence Northwesterly, along the Northeasterly boundary of said Lot 8, a distance of 56.5 feet; thence Southwesterly at right angles to said Northeasterly boundary, a distance of 104.24 feet; thence Southeasterly at right angles, parallel to said Northeasterly boundary, a distance of 56.5 feet to the Southeasterly boundary of said Lot 7; thence Northeasterly at right angles to said Northeasterly boundary a distance of 104.24 feet, more or less, to the point of beginning; being the Southeasterly 56.5 feet of Lot 8 and of the Northeasterly 39.24 feet of Lot 7, Block 51, NICHOLS ADDITION,

subject to the interest of Andrew Albert Silani, Trustee of the Andrew Albert Silani Trust, by virtue of a deed of trust dated October 16, 2000, recorded in Volume M00, page 37840, Mortgage Records, Klamath County, Oregon.

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: PROPERTY SETTLEMENT AGREEMENT. However, the actual consideration consists of or includes other property or value given or promised which is the whole/part of the consideration (indicate which).

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.

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

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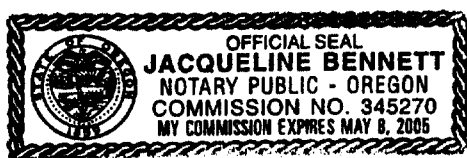
1 ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE  
 2 CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO  
 3 DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS  
 4 DEFINED IN ORS 30.930.

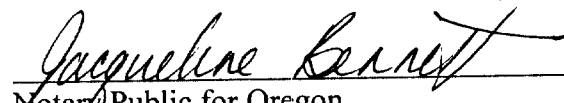
5 In Witness Whereof, the Grantor has executed this instrument this 29<sup>th</sup> day of November,  
 6 2001.

7   
 8 Shanna Simmons

9 STATE OF OREGON           )  
 10                                    ) SS  
 11 County of Klamath        )

12 This instrument was acknowledged before me on November, 29<sup>th</sup>, 2001, by Shanna  
 13 Simmons, as her voluntary act and deed.



  
 Notary Public for Oregon  
 My Commission Expires May 8, 2005