

GRANTOR NAME AND ADDRESS: Susan L. Teamey
3605 Seutter Place, Klamath Falls, OR 97603
GRANTEE NAME AND ADDRESS : Daniel Koller, Jeanne Ross and Estate of Parminder
Nagra, c/o Christian Hearn, Attorney,
515 Main Street, Ashland, Oregon 97520
AFTER RECORDING RETURN TO: Neal G. Buchanan
435 Oak Ave., Klamath Falls, OR 97601
SEND TAX STATEMENTS TO: Grantee

Rt. Davis, Hilstrap, Hearn, Saladoff & Smith P.C.
515 E. Main St
Ashland, OR 97520

BARGAIN AND SALE DEED - STATUTORY FORM

Susan L. Teamey, individually, and Susan L. Teamey, Trustee for Kelly L. Teamey, Kyle B. Teamey, Kipp T. Teamey and Kerry P. Teamey, Grantor, conveys to Daniel Koller, Jeanne Ross and the Estate of Parminder Nagra, Grantee, an undivided interest in the following described real property situated in Klamath County, Oregon, to-wit:

"The Southerly 73.87 feet of Lots 19, 20, 21 and 22, Block 1, ST. FRANCIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the Southerly 70 feet thereof."

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND 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.

The true and actual consideration for this conveyance stated in terms of dollars is \$-0-. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration being in compliance with settlement and compromise of Klamath County Circuit Court Case No. 0001748CV.

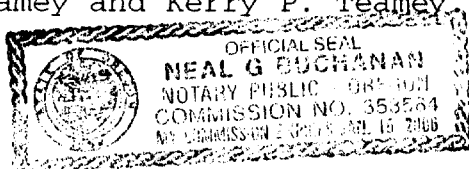
DATED this 26th day of February, 2002.

Susan L. Teamey
Susan L. Teamey

Susan L. Teamey
Susan L. Teamey, Trustee

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on the 26th day of February, 2002 by Susan L. Teamey, individually, and Susan L. Teamey, Trustee for Kelly L. Teamey, Kyle B. Teamey, Kipp T. Teamey and Kerry P. Teamey.



Neal G. Buchanan
NOTARY PUBLIC FOR OREGON
My commission expires:

State of Oregon, County of Klamath
Recorded 07/18/2002 8:46 a. m.
Vol M02, Pg 40674
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1