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MTL 1396 - 4UGS

State of Oregon, County of Klamath
Recorded 07/19/2002 3:01 p m.
Vol M02, Pg 41103-05
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 3

RECORDING INFORMATION

Name of transaction: Bargain and Sale Deed
Parties: Linda J. McCurter Collins, Grantor
Clyde A. Collins, Grantee
Consideration: Comply with judgment of dissolution of marriage
After recording return to: Mark B. Comstock
P.O. Box 749
Salem, Oregon 97308-0749
File number: 15183002
Send tax statements to: Clyde A. Collins
c/o Sonora Manufacturing, Inc.
14815 S Broadway
Gardena CA 90248

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

BARGAIN AND SALE DEED

LINDA J. MCCURTER COLLINS, Grantor, conveys to **CLYDE A. COLLINS**, Grantee, any interest she may have in the following described real property, situated in Klamath County, Oregon, commonly known as 31900 Godawa Springs, Beatty, Oregon (Beatty Ranch), and legally described as:

See Exhibit "A" attached hereto and by this reference incorporated herein.

The true and actual consideration for this transfer is compliance with judgment of dissolution of marriage in the Superior Court of the State of California for the County of Los Angeles Case No. BD345727.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THE 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. ORS 93.040(1)

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

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Exhibit "A"

All the following described real property situated in Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

Section 27: SE1/4 NE1/4

Section 21: S1/2 N1/2 NE1/4; S1/2 NE1/4; SE1/4; SE1/4 NW1/4; SE1/4 SW1/4; NE1/4 SW1/4; lying East of the center of the main channel of the Scan River.

Section 22: All

Section 23: W1/2 W1/2 and all that portion of the NW1/4 NE1/4 and E1/2 NW1/4 lying Westerly of the Westerly right of way of Indian Service Road S-65

Section 26: W1/2 NW1/4; W1/2 W1/2 SW1/4

Section 27: W1/2; N1/2 NE1/4; N1/2 SE1/4; SW1/4 SE1/4; E1/2 SE1/4 SE1/4

Section 28: N1/2 NE1/4

Section 35: N1/2 NW1/4 NW1/4; N1/2 S1/2 NW1/4; SAVING AND EXCEPTING a tract of land situated in the NW1/4 NW1/4 of Section 35 Township 35 South, Range 12 East of the Willamette Meridian, more particularly described as follows:

Beginning at a 5/8 inch iron pin on the Northerly line of the Godown Springs Road, said point being North 11 degrees 02' 24" East a distance of 4422.31 feet from the iron bolt marking the Southwest corner of said Section 35; thence North 58 degrees 08' East along the Northerly line of said road a distance of 225.00 feet to a 5/8 inch iron pin; thence North a distance of 104.00 feet to a 5/8 inch iron pin in a fence line; thence South 82 degrees 17' West along said fence line a distance of 192.83 feet to a 5/8 inch iron; thence South a distance of 196.95 feet, more or less, to the point of beginning. The bearings of the above described tract of land are based on the survey maps by Smith & Westwood, Engineering & Surveying, as recorded in the office of the Klamath County Surveyor on February 27, 1961, and September 19, 1962.

TOGETHER WITH a 1980 Camelot Mobile Home, Oregon License #X183871, and a 1979 Silvercrest Mobile Home, Oregon License #X157838, which are both situated on the real property described above.