

MTZ 1396 - 409w

State of Oregon, County of Klamath  
Recorded 07/19/2002 3:01 P m.  
Vol M02. Pg 41106-08  
Linda Smith, County Clerk  
Fec \$ 3.00 # 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 accomodation 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 the CLC Ranch, located in Bonanza, Oregon, 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)

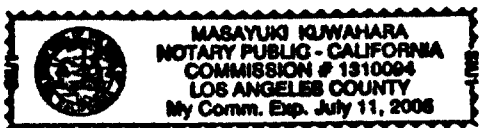
THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST 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

OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND EXISTENCE OF FIRE PROTECTION FOR STRUCTURES. ORS 93.040(2)

*Linda J. McCurter Collins*  
Linda J. McCurter Collins

STATE OF CALIFORNIA )  
 ) ss.  
County of Los Angeles )

This instrument was acknowledged before me on JANUARY 4, 2002, by *Linda J. McCurter Collins*.



*[Signature]*  
NOTARY PUBLIC FOR CALIFORNIA  
My Commission Expires: JULY 11, 2005

**Exhibit "A"**

The S1/2 N1/2 and S1/2 of Section 1, Township 39 South, Range 11 East of the Willamette Meridian.

The SW1/4 of Section 36, Township 38 South, Range 11 East of the Willamette Meridian.

The NW1/4 of Section 12, Township 39 South, Range 11 East of the Willamette Meridian, EXCEPTING that portion of the SW1/4 NW1/4 described in Book 153 at page 261, Deed Records of Klamath County, Oregon, more particularly described as follows: Beginning at the Southwest corner of the NW1/4 of Section 12, Township 39 South, Range 11 East of the Willamette Meridian; thence East 6 rods; thence North 80 rods; thence West 6 rods; thence South to the point of beginning.

The E1/2 of Section 12, Township 39 South, Range 11 East of the Willamette Meridian, lying Northerly of McCartie Lane, a Klamath County road.

The SE1/4 NE1/4, NE1/4 SE1/4 of Section 2, Township 39 South, Range 11 East of the Willamette Meridian.

That portion of the SW1/4 of Section 12, Township 39 South, Range 11 East of the Willamette Meridian, lying North of McCartie Lane, a Klamath County road.

LESS that portion of the above described lands deeded to Richard H. Hovey for a fifty-foot railroad right of way described in Volumes 93 page 86, 91 page 528, 91 page 20, 91 page 531, Deed Records of Klamath County, Oregon, and also easements and portions deeded to Horsefly Irrigation District for laterals and canals.

Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

Section 12: That portion of SW1/4 lying South and West of County Road. That portion of SE1/4 lying South of the County Road. Westerly 820 feet of Tract 13, All of Tract 14, Tract 15, of RIVERSIDE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.