

BARGAIN AND SALE DEED (Individual or Corporate).

After Recording Return to:
GEORGE L. MAROSTICA and KAREN J. LINGAFELTER
433 ST. FRANCIS ST.
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath
Recorded 04/08/2003 2:31 p.m.
Vol M03 Pg 21804
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

Until a change is requested all tax statements shall be sent to the above address:

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **KENNETH S. DUGAN**, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **GEORGE L. MAROSTICA and KAREN J. LINGAFELTER**, not as tenants in common, but with rights of survivorship, hereinafter called Grantee, 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:

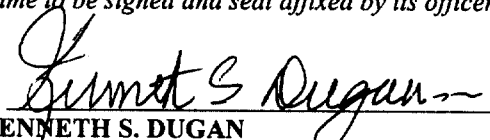
The East 21.15 feet of Lot 14 and all of Lot 15, Block 68, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

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 **\$15,000.00**.
(here comply with the requirements of ORS 93.930)



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.

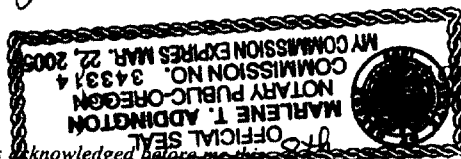
In Witness Whereof, the grantor has executed this instrument April 2, 2003; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.


KENNETH S. DUGAN

STATE OF OREGON,

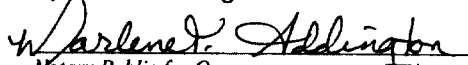
County of Klamath

The foregoing instrument was acknowledged before me this
Day of April, 2003, by Kenneth S. Dugan.



OREGON, County of _____)ss.
foregoing instrument was acknowledged before me this
by _____, president, and by
secretary of _____ a _____ corporation, on behalf
of the corporation.

(SEAL)


Notary Public for Oregon
My commission expires: 3-22-2005

Notary Public for Oregon

My commission expires:

(SEAL)
(If executed by a corporation,
affix corporate seal)

BARGAIN AND SALE DEED
KENNETH S. DUGAN, as grantor
and

GEORGE L. MAROSTICA and KAREN J. LINGAFELTER,
not as tenants in common, but with rights of survivorship, as
grantee

This document is recorded at the request of:
Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601
Order No.: 00056854