

03 AUG 11 PM 2:09

Aspen 57427

After Recording Return to:

CYNTHIA K. WELLS
90 6646 Redding St.
Klamath Falls, OR. 97603

State of Oregon, County of Klamath
Recorded 08/11/2003 2:09 p.m.
Vol M03 Pg 57927-57928
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

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

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That 1ST EQUITY CORP., an Oregon corporation, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto CYNTHIA K. WELLS, 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:

Lots 29, 30 and 31, Block 1, DOTEN, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon. Less that portion deeded to the State of Oregon, by and through its Department of Transportation, Highway Division, recorded August 12, 1985 in Book M85 at Page 12635.

And Lot 32, Block 1, DOTEN, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon. Less that part of Lot 32, Doten, in Section 31, Township 39 South, Range 8 East of the Willamette Meridian, described as follows:

Beginning 98 feet Southeast along River Street from the Westerly corner of Lot 32 in Doten; thence Northeast and parallel to the Northwesterly line of Lot 32 to the Klamath River; thence Southeast along the river to the most Easterly corner of Lot 32; thence Northwest along River Street to the point of beginning.

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 \$125,000.00.
(here comply with the requirements of ORS 93.936)

CW

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 August 6, 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.

1ST EQUITY CORP., an Oregon corporation

By: [Signature]
(authorized officer)

STATE OF OREGON,)
County of) ss.
The foregoing instrument was acknowledged before me this)
by)

Notary Public for Oregon
(SEAL)
My commission expires:

BARGAIN AND SALE DEED
1ST EQUITY CORP., as grantor
and
CYNTHIA K. WELLS, as grantee

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

Notary Public for Oregon
My commission expires: (SEAL)
(If executed by a corporation, affix corporate seal)

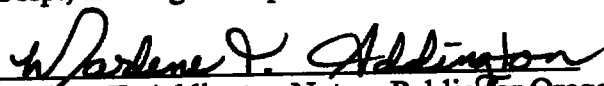
See attached
for notary

This document is recorded at the request of:
Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601
Order No.: 00057427

26A

STATE OF OREGON, County of Klamath) SS.

This instrument was acknowledged before me on *August 7, 2003*, by Jeff M. Breitbarth, as Secretary of 1st Equity Corp., an Oregon corporation.


Marlene T. Addington Notary Public for Oregon
My commission expires: March 22, 2005

