

03 AUG 20 PM 3:35

Vol M03 Page 61170

Unless Otherwise Requested, All Tax Statements Shall Be Sent To:

Roy Arnold
P.O. Box 353
Powers, OR 97466

State of Oregon, County of Klamath
Recorded 08/20/2003 3:35p m
Vol M03 Pg 61170-71
Linda Smith, County Clerk
Fee \$ 2600 # of Pgs 2

AFTER RECORDING RETURN TO:

Ken Brinich
216 NW Harriman
Bend, OR 97701

1st 241559

**BARGAIN AND SALE DEED
IN LIEU OF FORECLOSURE**

ANGELA M. RAUDEBAUGH, Grantor, the consideration for this deed is the release of the said contract debt owing by Grantor to BARBARA JENSEN and ROY ARNOLD, hereinafter called the Grantee, Grantor does hereby grant, bargain, sell and convey unto the said Grantee and Grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

A tract of land situated in the West one-half (W 1/2) of the Southeast Quarter (SE 1/4) of Section 27, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at the South Quarter (SW 1/4) corner of Section 27: ~~thence~~ thence North 00°13'02" West 332.46 feet; thence East 662.39 feet; thence South 00°17'12" East 329.89 feet; thence South 89°46'39" West 662.79 feet to the point of beginning.

Together with the 1970 Lamplighter HT Mobile Home, Vehicle ID #1391

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.

TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

This deed is given in lieu of foreclosure of that certain Contract of Sale between Grantee herein as Seller and Grantor herein as Purchaser. It is the intention of Grantor to vest full fee simple title in Grantee with no right of redemption of any kind in Grantor. Provided, however, it is understood by and between the parties that this deed shall not be construed to merge the interest of the Grantor and Grantee in relationship to junior lienholders of the Grantor and Grantee shall have the right to foreclose the interest of any junior lienholder in the property subject to this deed by judicial action. In consideration of accepting this deed, Grantee hereby releases Grantor of and from all personal liability to it from the obligations of Purchaser in the aforementioned contract, and releases Grantor of and from all liability for costs and attorney's fees and all other foreclosure expenses.

DATED this 24 day of July, 2003.

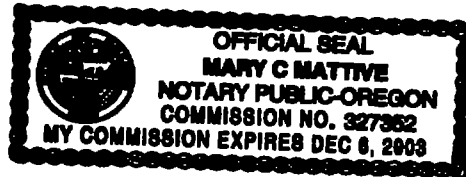

ANGELA M. RAUDEBAUGH

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BRYANT, EMERSON & FITCH
ATTORNEYS AT LAW
888 WEST EVERGREEN AVENUE
P.O. BOX 457
REDMOND, OREGON 97758-0103
TELEPHONE (541) 548-2151
FAX (541) 548-1886

26 X



STATE OF OREGON)
) ss.
County of *Douglas*)

July 24, 2003

Personally appeared the above-named ANGELA M. RAUDEBAUGH and acknowledged the foregoing instrument to be her voluntary act and deed.

Mary C Mattive

Notary Public for Oregon

Unofficial Copy

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