

BARGAIN AND SALE DEED

State of Oregon, County of Klamath
Recorded 12/23/03 8:08 a m
Vol M03 Pg 92626
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

Grantor: Linda Faye Mahan, as Successor Trustee
of Sarah F. Nickolaus Revocable Living Trust
455 1st Street S.W.
Naples, Florida 34117

Grantee: Michael D. Mathis
7224 Scottsmoor Court
Las Vegas, Nevada 89115

Consideration: -0-

After recording, return to: Boivin, Uerlings & Dilaconi, P.C.
803 Main Street, Suite 201
Klamath Falls, OR 97601

KNOW ALL MEN BY THESE PRESENTS, that Linda Faye Mahan hereinafter called Grantor, for the consideration hereinafter stated, to Michael D. Mathis, hereinafter called Grantee, do hereby grant, bargain, sell and convey unto Grantee and Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Klamath, Klamath Falls, Oregon, described as follows, to-wit:

Lot 63, Block 04 of Klamath Forest Estates, according to the map or plat thereof recorded in the office of the County Recorder of Klamath, Oregon, in Book M68 of Maps and Plats at Page 5044

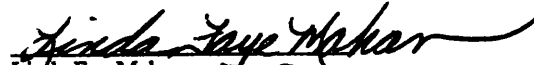
To Have and to Hold the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

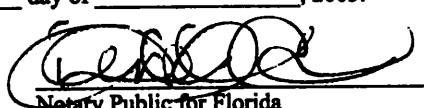
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO 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 this 17 day of Dec, 2003.


Linda Fay Mahan
Successor Trustee of the
Sarah F. Nickolaus Revocable Living Trust

STATE OF FLORIDA)
County of Collier) ss.

This instrument was acknowledged before me on the 17 day of Dec, 2003.


Notary Public for Florida
My Commission Expires:

Send all property tax
statements to: Michael D. Mathis
7224 Scottsmoor Ct.
Las Vegas, NV 89115

