

NN
04 AUG 30 AM 9:52

Thomas C. Howser, Trustee
607 Siskiyou Blvd.
Ashland, Oregon 97520
Grantor's Name and Address
Claude Kohler and Mimi Kohler
2006 Highway 101, PMB 122
Florence, Oregon 97439
Grantee's Name and Address

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After recording, return to (Name, Address, Zip):

BIM Services, Inc.
1729 E. Palm Canyon Dr., #210
Palm Springs, CA 92264

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Claude Kohler & Mimi Kohler
2006 Highway 101, PMB 122
Florence, Oregon 97439
2575 Campus Drive, PMB 252
Klamath Falls, OR 97601

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath
Recorded 08/30/04 9:52 a m
Vol M04 Pg 57236
Linda Smith, County Clerk
Fee \$ 21⁰⁰ # of Pgs 1

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Thomas C. Howser, Trustee under Trust Agreement dated December 31, 1986 hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Claude Kohler and Mimi Kohler, husband & wife, as tenants in the entirety 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 any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lot 27, Block 7, Klamath County, in the County of Klamath, State of Oregon, as shown on Map filed in Book 20, Page 6 of Maps, in the office of the County Recorder of said County. Said conveyance shall be made subject to all conditions, covenants, restrictions, reservations, easements, right and rights of way of record.

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. 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.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 3,000.00. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☒ the whole (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on August 18, 2004; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Thomas C. Howser, Trustee

STATE OF OREGON, County of Jackson ss.

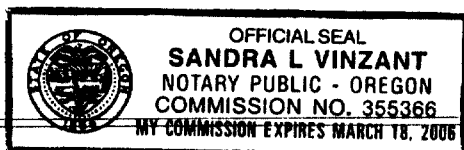
This instrument was acknowledged before me on Aug 23, 2004 by Thomas C. Howser

This instrument was acknowledged before me on

by

as

of



Sandra L. Vinzant

Notary Public for Oregon

My commission expires 3/18/06

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