

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That Western United Life Assurance Company, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto CLYDE GHAN and PHYLLIS GHAN, husband and wife, 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:

All that portion of the E1/2 of the NW1/4 of the SW1/4 of Section 11, Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying South of the centerline of the Sprage River and Westerly of the road known as the Drews Ranch Road.

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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$39,000.00. This deed is given in fulfillment of the Land Sale Contract dated December 2, 1981, between HOWARD STEVE CONDLEY and DIXIE RAE CONDLEY, husband and wife, as Seller and CLYDE GHAN and PHYLLIS GHAN, husband and wife, as Purchaser, and recorded on December 3, 1981, in Volume M 81 of Deeds and Page 20815.

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

In Witness Whereof, the grantor has executed this instrument this 25th day of January, 2000; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

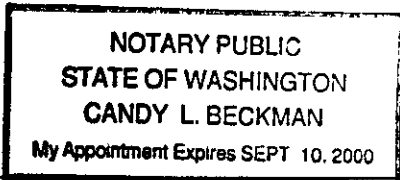
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WESTERN UNITED LIFE ASSURANCE COMPANY

BY: Scott Cordell
Scott Cordell, Vice President
BY: Reuel Swanson
Reuel Swanson, Secretary

STATE OF WASHINGTON)
) ss.
County of Spokane)

This instrument was acknowledged before me on January 25, 2000, by Scott Cordell and Reuel Swanson, as Vice President and Secretary, respectively, of Western United Life Assurance Company.



Candy L Beckman
Notary Public in and for the State of
Washington, residing at Spokane
My commission expires: 9-10-2005

Grantor's Name and Address:

Grantee's Name and Address:

After Recording return to:

Until requested otherwise
send all tax statements to:

F#10007731 M.E.

State of Oregon, County of Klamath
Recorded 11/29/2004 11:11 A m
Vol M04 Pg 81630
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

AMERITITLE has recorded this
Instrument by request as an accommodation only,
and has not examined it for regularity and sufficiency
or as to its effect upon the title to any real property
that may be described therein.

2/10/01