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BARGAIN AND SALE DEED

05 JAN 18 AM 9:55

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KNOW ALL MEN BY THESE PRESENTS, That

Countrywide Properties of Oregon, LLC

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

ITP Financial Services, LLC

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:

A parcel of land situated in the SE1/4 of Section 10, Township 36 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows: Commencing at a point where the West Boundary line of the County Road intersects the North Boundary line of the SE1/4 of Section 10, Township 36 South, Range 10 East of the Willamette Meridian, which point is approximately 30 feet West of the Northeast Corner of the Southeast Quarter of Section 10; thence West 10 rods; thence South 30 rods; thence in a Southeasterly direction a distance of 10.82 rods to the West Boundary line of said County Road; thence North along the West Boundary line of said County Road a distance of 34 rods to the point of beginning. EXCEPTING THEREFROM that portion deeded to Klamath County for highway purposes by Deed, recorded May 9, 1951 in Book 247 at page 141, Deed Records.

Known as: 23030 Sprague River Highway, Chiloquin, Oregon 97624

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 \$60,000.00

① However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). ① (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

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 7th day of January, 2002, 18x; 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.

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.

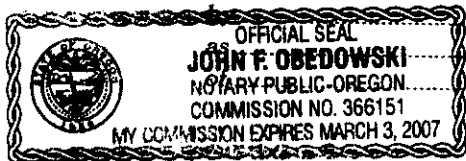
Countrywide Properties of Oregon, LLC
By: Robert W. Skellham

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on JAN 18, 2005

by ROBERT SKELLHAM

This instrument was acknowledged before me on , 19 ,



My commission expires 3/3/07 Notary Public for Oregon

Countrywide Props of OR, LLC
1505 Madison Street, Sp #7
Klamath Falls, OR 97603

Grantor's Name and Address

ITP Financial Services, LLC
P.O. Box 555
Klamath Falls, OR 97601

Grantee's Name and Address

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

ITP Financial Services, LLC
P.O. Box 555
Klamath Falls, OR 97601

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

ITP Financial Services, LLC
P.O. Box 555
Klamath Falls, OR 97601

State of Oregon, County of Klamath
Recorded 01/18/05 9:55 a m
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Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1