

05 FEB 23 AM 9:52

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Thomas C. Howser, Trustee
607 Siskiyou Blvd
Ashland, Oregon 97520

Grantor's Name and Address

Benjamin Arias
P.O. Box 8136
Salem, Oregon 97303

Grantee's Name and Address

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

BLM Services, Inc.
38950 Trinidad Circle
Palm Springs, CA 92264

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

Benjamin Arias
P.O. Box 8136
Salem, Oregon 97303

State of Oregon, County of Klamath
Recorded 02/23/2005 9:52a m
Vol M05 Pg 11656
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 Benjamin Arias, a single man

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 1, Block 4, Klamath Country, 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 \$ 4,300.00. [Ⓞ] 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.

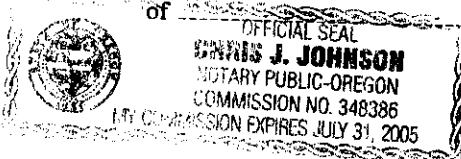
IN WITNESS WHEREOF, the grantor has executed this instrument on February 11, 2005; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Thomas C. Howser, Trustee
Thomas C. Howser, Trustee

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.

STATE OF OREGON, County of _____) ss.
This instrument was acknowledged before me on 18 FEB 05
by Thomas C. Howser

This instrument was acknowledged before me on _____
by _____
as _____
of _____



Dennis J. Johnson
Notary Public for Oregon
My commission expires 7-31-05