

mtc-73409uw

FRANK J. GALLAGER

6741 Sebastopol Avenue Ste. 110

Sebastopol, CA 95472

Grantor's Name and Address

GARY M. WINSTON

110 Deer Hollow Rd.

San Anselmo, CA 94960

Grantee's Name and Address

After recording return to:

GARY M. WINSTON

110 Deer Hollow Rd.

San Anselmo, CA 94960

M06-03151

Klamath County, Oregon

02/17/2006 02:52:55 PM

Pages 1 Fee: \$21.00

Until a change is requested all
tax statements shall be sent to

The following address:

GARY M. WINSTON

110 Deer Hollow Rd.

San Anselmo, CA 94960

Escrow No. MT73409-LW

BSD

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That FRANK J. GALLAGER, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto GARY M. WINSTON, AS SOLE AND SEPARATE PROPERTY, 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 anyway appertaining, situated in the County of **KLAMATH**, State of Oregon, described as follows, to wit

Lot 997, RUNNING Y RESORT, PHASE 12, TRACT 1423, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3808-008D0-05100-000

Key No: 890110

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

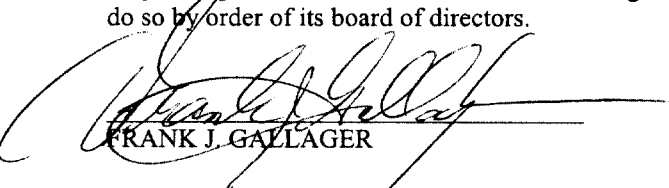
To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$0.00**.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

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 this 15 day of February, 2006; if a corporate grantor, 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.

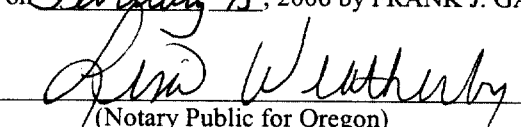

FRANK J. GALLAGER

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on February 15, 2006 by FRANK J. GALLAGER.




(Notary Public for Oregon)

My commission expires 11/20/07

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