

NA R.P.T.T. 7.80

BARGAIN AND SALE DEED



KNOW ALL MEN BY THESE PRESENTS, That RICHARD T. LIGON

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto DAVID & JANET KAMMERER, HUSBAND & WIFE, WITH RIGHT OF SURVIVORS, 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 DOUGLAS, State of NEVADA, described as follows, to-wit:

EXHIBIT "A" (31)

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/20th interest in and to Lot 31 as shown on Tahoe Village Unit No. 3-13th Amended Map, recorded December 31, 1991, as Document No. 268097, rerecorded as Document No. 269053, Official Records of Douglas County, State of Nevada, excepting therefrom Units 081 through 100 (inclusive) as shown on Tahoe Village Unit No. 3, Fifth Amended Map, recorded October 29, 1981, as Document No. 61612, as corrected by Certificate of Amendment recorded November 23, 1981, as Document No. 62661; and (B) Unit No. 081 as shown and defined on said last mentioned map as corrected by said Certificate of Amendment; together with those easements appurtenant thereto and such easements described in the Fourth Amended and Restated Declaration of Time Share Covenants, Conditions and Restrictions for The Ridge Tahoe recorded February 14, 1984, as Document No. 096758, as amended, and in the Declaration of Annexation of The Ridge Tahoe Phase II recorded February 14, 1984, as Document No. 096759, as amended by document recorded October 15, 1990, as Document No. 236690, and as described in The Recitation of Easements Affecting The Ridge Tahoe recorded February 24, 1992, as Document No. 271619, and subject to said Declarations; with the exclusive right to use said interest in Lots 31, 32 or 33 only, for one week each year in the Spring "Season" as defined in and in accordance with said Declarations.

A portion of APN: 42-140-09

(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 \$ 0.

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ©, 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 6th day of SEPTEMBER, 1996; 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.

Richard T. Ligon (Signature)

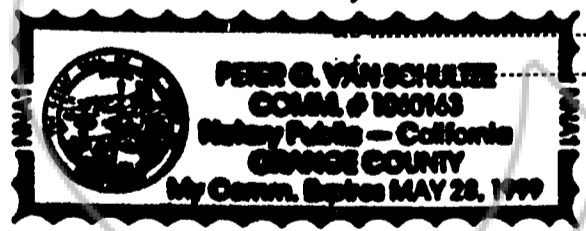
RICHARD T. LIGON

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 NEVADA, County of DOUGLAS ORANGE ss.

This instrument was acknowledged before me on SEPT. 6th, 1996, by Mr. RICHARD LIGON

This instrument was acknowledged before me on _____, 19____, by _____



(Signature of Notary Public)

ORANGE CALIFORNIA

Notary Public for Oregon

My commission expires 28 MAY, 1999

Richard T. Ligon 21302 Bulkhead Circle Huntington Beach, Cal. 92646 Grantor's Name and Address

David & Janet Kammerer 7555 Hood View Circle Corvallis, Oregon 97330 Grantee's Name and Address

After recording return to (Name, Address, Zip): David & Janet Kammerer 7555 Hoodview Circle Corvallis, Oregon 97330

Until requested otherwise send all tax statements to (Name, Address, Zip): David & Janet Kammerer 7555 Hood View Circle Corvallis, Oregon 97330

STATE OF NEVADA } ss. County of DOUGLAS

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME TITLE By _____ Deputy

SPACE RESERVED FOR RECORDER'S USE

COPY

REQUESTED BY
Richard Ligon
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'96 SEP 20 AIO:23

396780

BK0996PG2977

LINDA SLATER
RECORDER
\$ 8.00 PAID ka DEPUTY