

BARGAIN AND SALE DEED

G. ROBERT LECKLIDER and NANCY C. LECKLIDER, husband and wife, and DOUGLAS M. FELLOWS, P.C. and JOSEPH J. MCCARTHY, P.C., partners doing business as FELLOWS & MCCARTHY, Attorneys at Law, "grantors", convey to WESTERN BANK, an Oregon banking corporation, "grantee", the following real property:

PARCEL ONE:

The Westerly 80 feet of Lots 1 and 2 in Block 66, as shown on the map entitled "LAKEVIEW ADDITION TO THE CITY OF KLAMATH FALLS", filed in the office of the County Clerk, Klamath County, State of Oregon.

PARCEL TWO:

Lot 10, Block 1, as shown on the map entitled "FIRST ADDITION TO LOMA LINDA HEIGHTS", filed in the office of the County Clerk, Klamath County, State of Oregon.

PARCEL THREE:

Lots 1, 2, 5 and 6 in Block 24, as shown on the map entitled "SECOND ADDITION TO THE CITY OF KLAMATH FALLS", filed in the office of the County Clerk, Klamath County, State of Oregon.

This deed is intended to convey grantors' statutory right of redemption in said real property resulting from grantee's foreclosure of its two mortgages in Klamath County Circuit Court Case #83-430 CV and the judgment entered therein on October 26, 1983 in the Klamath County Judgment Docket Records and to convey to grantee all other right, title and interest in said real property which grantors now or may hereafter acquire.

The true and actual consideration for this conveyance is TEN DOLLARS (\$10.00), receipt of which is hereby acknowledged.

24 APR 9 AM 9 39

OK
12.00

Until a change is requested, all tax statements are to be sent to the following address: WESTERN BANK, P. O. Box 1720, Coos Bay, Oregon 97420.

"THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES."

DATED: April 3, 1984.

G. ROBERT LECKLIDER
By Douglas M. Fellows, with Power of Attorney

NANCY C. LECKLIDER
By Douglas M. Fellows, with Power of Attorney

STATE OF OREGON)

County of Multnomah)

ss.

April 3, 1984

Personally appeared the above named ~~XXXX ROBERT LECKLIDER, husband of~~ DOUGLAS M. FELLOWS
~~and NANCY C. LECKLIDER, wife of~~ and acknowledged
the foregoing instrument to be their voluntary act and deed.
Before me: his

Shirley G. Stevens
Notary Public for Oregon
My Commission Expires: 7/1/87



DOUGLAS M. FELLOWS, P.C.

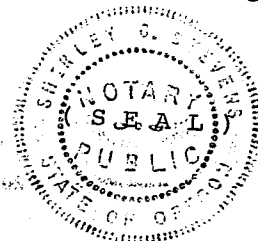
JOSEPH J. MCCARTHY, P.C.
Partners Doing Business as Fellows & McCarthy, Attorneys at Law, assignees of the above real property under an assignment for benefit of creditors to Fellows, McCarthy, Zikes & Kayser, P.C., their predecessor.

5753

STATE OF OREGON

County of Multnomah) ss.April 3, 1984

Personally appeared the above named DOUGLAS M. FELLOWS, P.C., who, individually and on behalf of his professional corporation and partnership, acknowledged the foregoing instrument to be his voluntary act and deed. Before me:

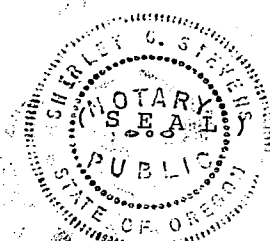


Shirley G. Stevens
Notary Public for Oregon
My Commission Expires: 7/1/87

STATE OF OREGON

County of Multnomah) ss.April 3, 1984

Personally appeared the above named JOSEPH J. MCCARTHY, P.C., who, individually and on behalf of his professional corporation and partnership, acknowledged the foregoing instrument to be his voluntary act and deed. Before me:



Shirley G. Stevens
Notary Public for Oregon
My Commission Expires: 7/1/87

Return: Jon Littlefield
Foss, Whitty & Rolse
Attorneys at Law
P.O. Box 1130
Coos Bay, Ore. 97430

BARGAIN AND SALE DEED - 3

STATE OF OREGON: COUNTY OF KLAMATH: ss

I hereby certify that the within instrument was received and filed for record on the 9th day of April A.D., 19 84 at 9:39 o'clock A.M. and duly recorded in Vol M84, of Deeds on page 5751.

Fee: \$ 12.00

EVELYN BIEHN, COUNTY CLERK

by: Pam Smith, Deputy