

-BARGAIN & SALE DEED-

MELVIN L. STEWART, Grantor, conveys and warrants to MAURICE E. BERCOT, Grantee, the following described real property situated in Klamath County, Oregon, free of encumbrances except as specifically set forth herein:

PARCEL 1: A tract of land situated in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 16, T39S, R9EWM, Klamath County, Oregon and being more particularly described as follows:

Beginning at a 5/8-inch iron pin marking the Southeast corner of said Section 16; thence N00°09'20"E along the East line of said Section 16 514.71 feet; thence N89°39'00"W a distance of 30.00 feet to a 1/2 inch iron pin marking the True Point of Beginning of this description, said point being on the Westerly right of way line of Washburn Way; thence N89°39'00"W 114.00 feet; thence N00°09'20"E 75.00 feet; thence S89°39'00"E 114.00 feet; thence S00°09'20"W, parallel with and 30.00 feet from the East line of said Section 16, 75.00 feet to the True Point of Beginning, with the bearings based on the East line of said Section 16 as being N00°09'20" E.

PARCEL 2: A portion of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 16, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows: Beginning at the intersection of the Northeasterly boundary of the Southern Pacific Railroad right of way and the Westerly line of the County Road right of way which runs North and South along the East line of said Section 16; thence North along the West line of said County Road a distance of 600 feet; thence West to the Northeasterly line of said railroad; thence along said railroad line including the widened portion in a Southeasterly direction to the point of beginning.

The true and actual consideration for this conveyance is the exchange of other property.

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 use.

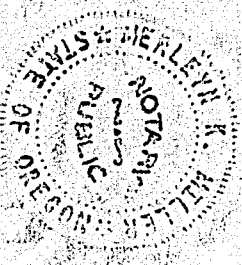
Until a change is requested, all tax statements shall be mailed to Grantee at: 5323 South Sixth St., Klamath Falls, OR 97603.

DATED this 1 day of Aug, 1989.

Melvin L. Stewart

STATE OF OREGON)
) ss. August 1, 1989.
County of Klamath)

Personally appeared the above-named MELVIN L. STEWART and acknowledged the foregoing instrument to be his voluntary act. Before me:



Neelene K. Miller
Notary Public for Oregon
My Commission expires: 9/16/89

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Wm. P. Bransness
on this 7th day of Aug. A.D., 19 89
at 11:08 o'clock A M. and duly recorded
in Vol. M89 of Deeds Page 14539
Evelyn Biehn County Clerk
By Pauline Mulendare Deputy.

Fee, \$13.00

AFTER RECORDING RETURN TO:

BRANDSNESS & BRANDSNESS, P.C.
A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

2. BARGAIN & SALE DEED

1306