

16657

Vol. mgd Page 12402TRUSTEE'S BARGAIN AND SALE DEED OF REAL ESTATE

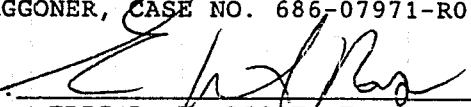
The Bankruptcy Estate of Norma Waggoner, Case No. 686-07971-R07, by and through the Trustee, Eric R.-T. Roost, GRANTOR, conveys to Wayne D. Butler, GRANTEE, all right, title, and interest in and to the following described real property situated in Klamath County, Oregon, described on Exhibit A attached hereto.

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 true consideration for this conveyance is \$18,600.00.

This conveyance is subject to all existing encumbrances including zoning ordinances, easements, conditions and restrictions of record and is made without any warranties or representations whatsoever.

BANKRUPTCY ESTATE OF NORMA
WAGGONER, CASE NO. 686-07971-R07

By: 
ERIC R.-T. ROOST, Trustee

STATE OF OREGON)
 : ss.
County of Lane)

The foregoing instrument was acknowledged before me this 8th day of June, 1990, by Eric R.-T. Roost, Trustee for the Bankruptcy Estate of Norma Waggoner.



NOTARY PUBLIC FOR OREGON
My Commission Expires: 10/07/91

12403

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the Northwest one-quarter of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the Northwest corner of Section 18 and running thence, South 00 degrees 01' 10" West 2132.46 feet; thence, South 89 degrees 51' 42" East 1039.16 feet to the Point of Beginning; thence, due North 25.39 feet; thence 116.36 feet along a 100.00 foot radius curve left, the long chord of which bears North 56 degrees 39' 51" East 109.91 feet; thence, North 23 degrees 19' 46" East 74.72 feet; thence, 101.16 feet along a 135.77 foot radius curve right, the long chord of which bears North 44 degrees 40' 31" East 98.84 feet to the Southerly line of a road easement recorded in Volume M78, page 23313, Klamath County Records; thence, along said line North 66 degrees 01' 16" East 91.43 feet; thence, 183.33 feet along a 400.00 foot radius curve left, the long chord of which bears North 52 degrees 53' 28" East 181.73 feet; thence, leaving said line South 89 degrees 55' 23" East 66.78 feet; thence, South 00 degrees 00' 22" West 372.57 feet to the Northerly line of an easement recorded in Volume M84, page 3843 of the Klamath County Records; thence, along said easement line North 89 degrees 51' 42" West 486.12 feet to the Point of Beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 25th day
of June A.D., 19 90 at 10:21 o'clock A.M., and duly recorded in Vol. M90
of _____ Deeds on Page 12402.

Evelyn Biehn, County Clerk

By Pauline Mueller

FEE \$33.00