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TRUSTEE'S BARGAIN AND SALE DEED OF REAL ESTATE

The Bankruptcy Estate of Norma E. Waggoner, Case No. 686-07971-R07, by and through the Trustee, Eric R.-T. Roost, GRANTOR, conveys to Paul W. Whitlatch and Barbara J. Whitlatch, husband and wife, GRANTEE, all right, title, and interest in and to the following described real property situated in Klamath County, Oregon, to wit:

A parcel of land situated in the Northwest one-quarter of Section 13, 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 Westerly along the arc of a curve to the right (radius = 100 feet, central angle = 113 degrees 45' 00") 198.53 feet; thence North 42 degrees 55' 14" West 339.64 feet; thence North 64 degrees 56' 14" West 116.01 feet; thence South 00 degrees 02' 42" East 354.17 feet; thence South 89 degrees 51' 42" East 409.33 feet to the true point of beginning with bearings, based on recorded Survey No. 2026, as recorded in the Klamath County Surveyor's Office. THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED

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 \$12,000.

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.

Upon recording return to and forward tax statements Paul W. & Barbara J. Whitlatch		
5005 Hwy. 39	By:	
Klamath Falls, OR 97603	ERIC RT. ROOST, Trustee	

STATE OF OREGON)) ss. County of Lane)

The foregoing instrument was acknowledged before me this 6th day of 1991, by Eric R.-T. Roost, Trustee for the Bankruptcy Estate of Norma E. Waggoner.



Notary Public for Oregon My commission expires 07/10/95

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _ Mountain Title Co. 19th the _ day A.D., 19 91 at 10:12 o'clock A.M., and duly recorded in Vol. M91 Nov. of of _ Deeds _ on Page _____ 24184 Evelyn Biehn · County Clerk FEE \$28.00 By Bari - -1 V