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K-44635

-BARGAIN AND SALE DEED-

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South Valley State Bank, an Oregon banking corporation, Grantor, conveys to Richard R. Batsell and Katherine A. Batsell, Grantees, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lot 4, Block 7 of FIRST ADDITION TO PINE GROVE PONDEROSA, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this transfer is \$ 24,957.72.

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: _____.

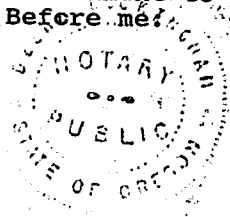
DATED this 30th day of October, 1992.

SOUTH VALLEY STATE BANK,

By: [Signature]

STATE OF OREGON)
County of Klamath) ss. October 30, 1992.

Personally appeared G.A. DeGroot who, being duly sworn, stated that he is Vice President of South Valley State Bank and that said instrument was signed in behalf of said corporation by authority of its Board of Directors; and he acknowledged said instrument to be its voluntary act and deed.



[Signature]
Notary Public for Oregon
My Commission expires: 12-19-92

AFTER RECORDING RETURN TO:

Brandsness & Brandsness, P.C.
411 Pine Street
Klamath Falls, Oregon 97601

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

1. BARGAIN AND SALE DEED
svsbn247.204

Klamath County Title Co
on this 30th day of Oct. A.D., 19 92
at 11:53 o'clock A M. and duly recorded
in Vol. M92 of Deeds Page 25686

Evelyn Biehn County Clerk

By [Signature]

Fec. \$30.00

Deputy.