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BARGAIN AND SALE DEED

First Interstate Bank of Oregon, N.A., as trustee for the Elmer C. Lemler and Isabel C. Lemler Trust, Grantor, conveys to David Paul Whitlatch and Cheryl L. Whitlatch, as tenants by the entirety, Grantee, the following described real property:

Lot 2 in Block 2 Cypress Villa, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true consideration for this conveyance is \$57,175.00.

GRANTOR SELLS THE PROPERTY REFERENCED IN THIS DEED AND ANY IMPROVEMENTS ON THE PROPERTY (THE "PROPERTY") IN 'AS IS' CONDITION. BY ACCEPTING THIS DEED, GRANTEE ACKNOWLEDGES THAT GRANTOR HAS MADE NO REPRESENTATIONS OR WARRANTIES CONCERNING THE PROPERTY, THAT GRANTEE HAS BEEN ADVISED BY BANK TO HAVE THE PROPERTY INSPECTED BY PROFESSIONAL INSPECTORS, THAT GRANTEE HAS CONDUCTED EVERY INSPECTION OF THE PROPERTY THAT GRANTEE DESIRES TO MAKE, AND THE GRANTEE ACCEPTS THE PROPERTY WITH EVERY DEFECT, EVEN IF THE DEFECT IS MATERIAL.

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.

Dated this 17th day of February, 1993.

First Interstate Bank of Oregon,
N.A., Trustee, by:

Lloyd O. Randall
Trust Officer

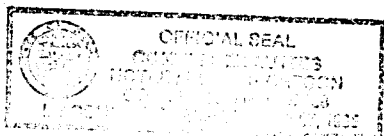
Charles Rearrick
Investment Officer

After recording return to:
First Interstate Bank of Oregon, N.A.
Trust R.E. Dept. T-12
P.O. Box 2971
Portland, OR 97208

Taxes to:
David P. & Cheryl L. Whitlatch
5422 Villa Drive
Klamath Falls, OR 97603

STATE OF OREGON)
) ss.
 County of Multnomah)

Personally appeared Lloyd O. Randall and
Charles Rearrick who, being sworn, each for himself or
 herself and not one for the other, did say that the former is a
 Trust Officer and the latter is an Investment Officer of First
 Interstate Bank of Oregon, N.A., Trustee for the Elmer C. Lemler
 and Isabel C. Lemler Trust, and that said instrument was signed in
 behalf of said trustee, and with its authority.



Before me:

Carmie Cerny
 Notary Public for Oregon
 My commission expires: 7-7-95

First Interstate Bank of Oregon, N.A., Trustee, Grantor

David Paul Whitlatch and Cheryl L. Whitlatch, Grantee

After recording return to:

FIRST INTERSTATE BANK OF OREGON, N.A.
 Trust R.E. Dept. T-12, P.O. Box 2971
 Portland, Oregon 97208

Until a change is requested all tax statements
 shall be sent to the following address:

David P. & Cheryl L. Whitlatch
 5422 Villa Drive
 Klamath Falls, Oregon 97603

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 18th day
 of Feb. A.D., 19 93 at 2:53 o'clock P M., and duly recorded in Vol. M93
 of Deeds on Page 3516.

FEE \$35.00

Evelyn Biehn, County Clerk

By Pauline M. Mendenhall