

STATUTORY BARGAIN AND SALE DEED

MAGGIE A. COLAHAN, TRUSTEE OF THE ROBERT M. AND
MAGGIE COLAHAN TRUST DATED JANUARY 17, 1992, Grantor, conveys to ALTA
MARIE COCHREN, Grantee, the following described real property, free of encumbrances
created or suffered by the grantor except as specifically set forth herein:

In Klamath County, Oregon:

See attached Exhibit "A."

SUBJECT TO reservations and restrictions of record, easements and rights of way of
record and those apparent on the land.

The true and actual consideration for this conveyance is love and affection.

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 28 day of September 1993.

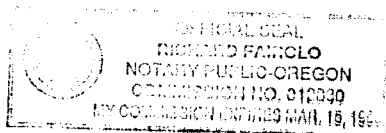
X Maggie A. Colahan

STATE OF OREGON

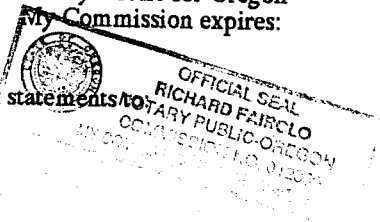
County of Klamath

]
] ss.
]

The foregoing instrument was acknowledged before me this 28 day of
Sept, 1993, by MAGGIE A. COLAHAN, TRUSTEE OF THE ROBERT M.
AND MAGGIE COLAHAN TRUST DATED JANUARY 17, 1992.



Richard Fairclo
Notary Public for Oregon
My Commission expires:



Until a change is requested, send tax statements to:

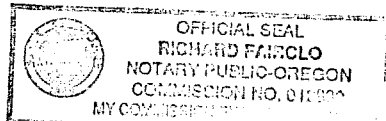


EXHIBIT "A"

The following-described real property in Klamath County, Oregon:

Easterly 30 feet of the Westerly 80 feet of the Northerly 75 feet of Block 12 in First Addition to Bonanza, Oregon, and the Easterly 20 feet of the Westerly 70 feet of the Southerly 75 feet of said Block 12 in First Addition to Bonanza, Oregon; also All of grantor's right, title and interest in the Easterly 5 feet of the Westerly 75 feet of the Southerly 75 feet of said Block 12 in First Addition to Bonanza, Oregon.

It is understood that the Westerly line of the premises hereinbefore described coincides with the building line described in agreement dated June 16, 1930 and recorded June 19, 1930 in Volume 91 at Page 398, Deed Records of Klamath County, Oregon, in which said agreement F.W. Bold & Son was first party and J.L. Sparretorn was second party, and this conveyance is subject to the terms of said contract and a further contract between the same parties dated July 3, 1930 and recorded July 7, 1930 in Volume 91 at Page 443 of deed records of Klamath County, Oregon.

Parcel 2:

The South 1/2 of NW1/4 NE1/4 of Section 32, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Richard Fairclo the 27th day
of July A.D., 19 95 at 3:58 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 19669

FEE \$35.00

Bernetha G. Letsch, County Clerk
By Annette Mueller

RICHARD FAIRCLO
ATTORNEY AT LAW
280 MAIN STREET
KLAMATH FALLS, OREGON 97601