

BARGAIN AND SALE DEED

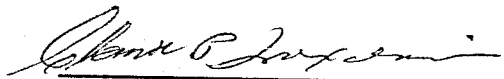
FOR VALUE RECEIVED, Claude P. Troxclair, Grantor, hereby conveys to Betty L. Troxclair, Grantee, his undivided one-half interest in that real property situated in the county of Klamath, State of Oregon, described as follows:

See Exhibit "A" attached hereto and incorporated herein.

The true and actual consideration for the conveyance is: a Marital Settlement Agreement pursuant to a dissolution of marriage.

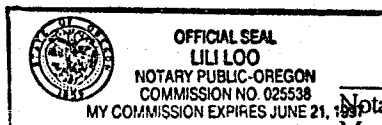
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DATED the 5th day of December, 1995.


Claude P. Troxclair

STATE OF OREGON)
County of Lane) ss.

On this 5th day of December, 1995, personally appeared before me the above-named Claude P. Troxclair and acknowledged the foregoing instrument to be his voluntary act and deed.




Notary Public For Oregon
My Commission Expires: 6-21-97

**GRANTEE'S ADDRESS/
AFTER RECORDING, RETURN TO:**
c/o Hutchinson, Anderson, Cox & Coons, P.C.
777 High Street, Suite 200, Eugene, OR 97401-2782

SEND TAX STATEMENTS TO:
Betty L. Troxclair
2434 Charnelton, Eugene, OR 97405



Aspen

TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, Oregon 97601
(503) 884-5137

34613

FAX TRANSMITTAL LETTER

TO:

John Cox

FROM:

Debbie Bergener

FAX NO.

343-8693

FAX NO. (503) 883-9068

DATE:

11-2-95

NUMBER OF PAGES (INCLUDING THIS COVER SHEET):

1

ANY MESSAGE:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10 in Block 7 and
Lots 1, 2, 3, 4, and 5 in Block 8 and this portion of
Lots 8, 9, and 10 in Block 14 lying East of the high-
way, all in Opportunity Addition to the City of
Klamath Falls;

ALSO: All that portion of vacated "C" Street in
Opportunity Addition to the City of Klamath Falls, Oregon,
described as follows:

Beginning at the Southwest corner of Lot 6 of Block 7
of said Opportunity Addition; thence, South to the
intersection of the Northerly line of Oregon State
Highway #97; thence, Northwesternly along said Northerly
line of said Highway to its intersection with the South
line of Lot 5 of said Block 7; thence, East to the
point of beginning;

ALSO: All of that portion of the East one-half of vacated
5th Street in Opportunity Addition to the City of Klamath
Falls, Oregon, lying adjacent to Lots 1, 2, 3, and 4 in
Block 7 of said Opportunity Addition, and Northerly of
the right of way of Oregon State Highway #97;

ALSO: All that portion of the vacated alley in Block 7
extending South from the South line of "B" Street to the
North line of "C" Street, all that portion of the West
one-half of the vacated alley in Block 8 extending South
from the South line of "B" Street to the North line of
"C" Street, and all that portion of vacated "C" Street
from a line drawn from the Southwest corner of Lot 6,
Block 7 to the Northwest corner of Lot 10, Block 14 and
East to the West line of Fourth Avenue, all in Opportunity
Addition to the City of Klamath Falls, situated in the
Southwest quarter of Section 20, Township 38 South,
Range 9 East of the Willamette Meridian in Klamath
County, Oregon.

11/02/95 THU 14:50 ITX/RX NO 53111

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Hutchinson, Anderson et al the 20th day
of Dec A.D., 19 95 at 11:35 o'clock A M., and duly recorded in Vol. M95,
of Deeds on Page 34612

Bernetha G. Leitch, County Clerk

By Pauline Miller

FEE \$35.00