

TRUSTEE'S BARGAIN AND SALE DEED OF REAL ESTATE

GRANTOR'S NAME AND ADDRESS: Bankruptcy Estate of Ted Lee Ashby, by and through the Trustee, Boyd C. Yaden, 112 N. 5th, P.O. Box 606, Klamath Falls, OR 97601.

GRANTEES' NAME AND ADDRESS: William L. Schneller and Delores J. Schneller, husband and wife, c/o Lawrence W. Erwin, Esq., 1045 NW Bond St., Ste #1, Bend, OR 97701.

UNTIL A CHANGE IS REQUESTED ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS: William L. Schneller and Delores J. Schneller, husband and wife, c/o Lawrence W. Erwin, Esq., 1045 NW Bond St., Ste #1, Bend, OR 97701.

AFTER RECORDING RETURN TO: William L. Schneller and Delores J. Schneller, husband and wife, c/o Lawrence W. Erwin, Esq., 1045 NW Bond St., Ste #1, Bend, OR 97701.

The Bankruptcy Estate of Ted Lee Ashby, Case No. 695-60604-aer7, by and through the Trustee, Boyd C. Yaden, GRANTOR, conveys to William L. Schneller and Delores J. Schneller, husband and wife, GRANTEES, all right, title, and interest in and to the following described real property situated in Klamath County, Oregon, to wit:

See Exhibit A, attached hereto

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 \$5,000.

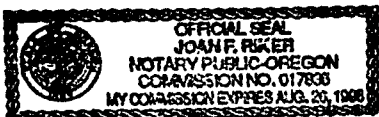
This conveyance is subject to all existing encumbrances including zoning ordinances, easements, conditions and restrictions of record and is made without any warranties or representations whatsoever.

BANKRUPTCY ESTATE OF TED LEE ASHBY
CASE NO. 695-60604-aer7

By: Boyd C. Yaden
Boyd C. Yaden, Trustee

STATE OF OREGON)
County of Klamath) ss.

The foregoing instrument was acknowledged before me this 11th day of February, 1996, by Boyd C. Yaden, Trustee for the Bankruptcy Estate of Ted Lee Ashby.



Joan F. Riker
Notary Public for Oregon
My Commission Expires: 8/26/96

96 APR -5 AM 1:51

Lawrence W. Erwin,
Attorney at Law
1045 NW Bond, Suite 201
Bend, OR 97701

RECORD TO RETURN TO

EXHIBIT "A"PARCEL 1:

Lots 2 and 3 in Block 3 of Chemult, according to the official plat thereof on file in the County Clerk of Klamath County, Oregon, and vacated alley lying between and adjacent to Lot 2 and the Westerly one-half of the vacated alley adjacent to Lot 3.

PARCEL 2:

Lots 1, 6 and 7 in Block 3 of Chemult, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon and vacated alley lying between and adjacent to Lots 1, 6 and 7.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 5th day
of April A.D., 19 96 at 11:51 o'clock A M., and duly recorded in Vol. M96
of Deeds on Page 9677

FEE \$35.00

By Bernetha G. Letsch, County Clerk