

BARGAIN AND SALE DEED

Recording requested by and  
when recorded return to:

Brian L. Gingerich  
Karnopp, Petersen, Noteboom,  
Hubel, Hansen & Arnett  
1201 N.W. Wall Street, #300  
Bend, Oregon 97701

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

Brian L. Gingerich  
Karnopp, Petersen, Noteboom,  
Hubel, Hansen & Arnett  
1201 N.W. Wall Street, #300  
Bend, Oregon 97701

The true consideration for this conveyance is \$5,000.00.

Barbara L. Baker, Grantor, conveys to Title Insurance Company  
of Oregon dba First American Title Company of Oregon, Grantee,  
whose address is 200 SW Market Street, Suite 250, Portland, Oregon  
97201-5730, the following described property:

See Exhibit "A".

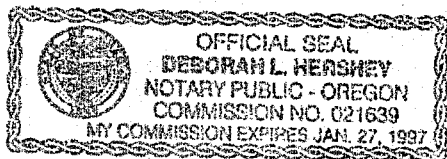
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED  
IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND  
REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE  
PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE  
APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED  
USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR  
FOREST PRACTICES AS DEFINED IN ORS 30.930.

DATED this 15th day of Nov., 1996.

Barbara L. Baker  
Barbara L. Baker

STATE OF OREGON )  
County of Deschutes ) ss.

The foregoing instrument was acknowledged before me this 15th  
day of November, 1996, by Barbara L. Baker.



Deborah L. Hershey  
Notary Public for Oregon  
My Commission Expires: 1-27-97

OK  
35-



EXHIBIT "A"  
DESCRIPTION

The following described real property situate in Klamath County, Oregon;

A parcel of land lying in the N1SW1 of Section 25, Township 23 South, Range 9 East the Willamette Meridian, described as follows:

Beginning at a point which is South 89°29' East 1472.8 feet and South 30°39' West 764.2 feet from the quarter section corner between Sections 25 and 26, Township 23 South, Range 9 East of the Willamette Meridian; thence South 89°29' East 202.65 feet; thence North 30°39' East 254.4 feet; thence North 89°29' West 202.65 feet; thence South 30°39' West 254.4 feet, more or less, to the point of beginning, in Klamath County, Oregon.

EXCEPT THAT portion lying in Chapman Street and Leota Street.

ALSO known as Lot 3 in Block 2 of Chapman Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Karnopp, Petersen, Noteboom the 2nd day  
of December 96 A.D., 19 at 10:03 o'clock A. M., and duly recorded in Vol. M96  
of Deeds on Page 37515

Bernetha G. Letsby County Clerk  
By [Signature]

FEE \$35.00