31825

Until a change is requested, send tax statements: '97 JAN 27 A10:23   Vol. *M97* Page *2246*
Larry D. Olson and Elizabeth L. Olson
700 Port Avenue
St. Helens, Oregon 97051

After recording, return to:
Larry D. Olson
700 Port Avenue
St. Helens, Oregon 97051

STATUTORY BARGAIN AND SALE DEED

K-50086

Wells Fargo Bank, formerly First Interstate Bank of Oregon, N.A., Trustee for Janet Lewis and Justin Lewis, Grantor, conveys to Larry D. Olson and Elizabeth L. Olson, husband and wife, Grantee, the following described real property located in Klamath County, Oregon:

> See Exhibit A attached hereto and by this reference made a part hereof.

> The true consideration for this conveyance is $529,500.00.

Grantor conveys the above described real property and improvements located thereon in "AS IS" condition. Grantees accept this Deed and acknowledge that Grantor has made no representations or warranties concerning the property. Grantor has advised Grantees to have the property inspected by professional inspectors and Grantees have conducted every inspection of the property which they desire to make and accept the property in its present condition with every defect, including material defects.

The liability and obligations of Grantor to Grantee and Grantee's successors, transferees and assigns under any warranties and covenants contained herein or provided by law shall be limited to the extent of coverage actually available to Grantor under any policy of title insurance covering this transfer. The limitations contained herein do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature and amount of such liability or obligations.
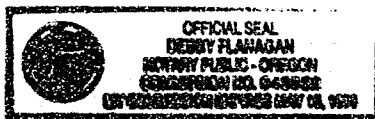
DATED _January 23_, 1997.

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.

Wells Fargo Bank, formerly First Interstate Bank of Oregon, N.A., Trustee for Janet Lewis and Justin Lewis.

By _____ Vice President
   Its Authorized Representative

By _____
   Its Authorized Representative

STATE OF OREGON   )
County of _Multnomah_) ss.

This instrument was acknowledged before me on _1/23_ 1997 by _Michael B Macnab_ and _George A. Wilson_, authorized representatives of Wells Fargo Bank, formerly First Interstate Bank of Oregon, N.A., Trustee for Janet Lewis and Justin Lewis.

By: _Debby Flanagan_
   Notary Public for Oregon
   My commission expires: _5/15/99_

EXHIBIT "A"

DESCRIPTION OF PROPERTY

PARCEL 1:   Township 29 South, Range 9 East of the Willamette Meridian, Klamath
County, Oregon:
Section 22: NW¼NW¼, W½E½NW¼, W½NE¼SW¼
Section 15: SW¼SW¼, W½SE¼SW¼

PARCEL 2:   Township 29 South, Range 9 East of the Willamette Meridian, Klamath
County, Oregon:
Section 23: S½SW¼
Section 33: N½NW¼

PARCEL 3:   Township 29 South, Range 9 East of the Willamette Meridian, Klamath
County, Oregon:
Section 13: W½SW¼
Section 14: S½ and NE¼
Section 15: S½NW¼NE¼, SW¼NE¼, E½NW¼NW¼, S½NE¼NW¼, SE¼NW¼ and N½NE¼SW¼
Section 23: E½ and E½W½
Section 24: NW¼
Section 25: W½
Section 26: All

PARCEL 4:   Township 29 South, Range 9 East of the Willamette Meridian, Klamath
County, Oregon:
Section 14: NW¼

PARCEL 5:   Township 29 South, Range 9 East of the Willamette Meridian, Klamath
County, Oregon:
Section 10: SE¼SE¼SE¼
Section 11: S½SW¼SW¼ and SW¼SE¼SW¼
Section 15: N½SE¼SE¼, NE¼SE¼, SE¼NE¼, and E½NE¼NE¼