

BARGAIN AND SALE DEED

LINCOLN LEITZKE FAMILY TRUST, CORA A. HALLAUER, successor trustee, hereby bargains and sells to STEWART H. LEITZKE and MAUREEN LEITZKE, joint tenants with right of survivorship, all of that certain real property situated in the County of Klamath, State of Oregon and more particularly described as:

97 DEC -5 AIO :58

Parcel 1A

A portion of Lots 12 and 13, Block 1, FAIRHAVEN HEIGHTS, situated in the NW 1/4 NE 1/4 of Sec. 13, Twp. 39 S., R.8, E.W.M., more particularly described as follows: Beginning at a 1/2 inch iron pipe on the Southeasterly corner of said Lot 13; thence North along the East line of said Lot 13, a distance of 60.00 feet to a 1/2 inch iron pipe; thence North 81°06' West parallel with the North line of said Lots 13 and 12, a distance of 63.01 feet to a 1/2 inch iron pipe on the Southwesterly line of said Lot 12, said point being on the Northeasterly line of Ferrier Avenue; thence South 41°45' East along the Northeasterly line of Ferrier Avenue, a distance of 93.49 feet, more or less, to the point of beginning.

Parcel 1B

The South 210 feet of the North 757 feet of the NE 1/4 NE 1/4 of Sec. 13, Twp. 39 S., R. 8, E.W.M., more particularly described as follows: Beginning at the Northwest corner of the 40 acre tract above-mentioned; thence South 547 feet, more or less, to a point in the West line of said 40-acre tract and the true point of beginning; thence South along the West line of said 40-acre tract, a distance of 210 feet; thence East 1320 feet, more or less, to the East boundary line of said 40-acre tract; thence North on the East line of said 40-acre tract a distance of 210 feet, more or less; thence West parallel to the South line of said 40-acre tract, 1320 feet, more or less, to the point of beginning.

The trust and actual consideration paid for this transfer, stated in terms of dollars, in NONE.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

The grantor hereby executes this instrument this 2 day of Dec, 1997.

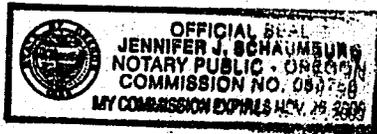
Cora A. Hallauer
Cora A. Hallauer, Successor Trustee

STATE OF OREGON, County of Marion)ss.

Personally appeared the above-named CORA A. HALLAUER and acknowledged the foregoing instrument to be her voluntary act on this 2 day of DEC, 1997.

Jennifer J. Schaumburg
Notary Public State of OR

After recording send tax statements to:
Stewart Leitzke; 4379 Ferrier Ave,
Klamath Falls,OR 97601



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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Stewart Leitzke the 5th day of December A.D., 19 97 at 10:58 o'clock A.M., and duly recorded in Vol. M97 of Deeds on Page 39630.

FEE \$30.00

Bernetha G. Letsch, County Clerk
By Kathleen Ross