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Vol. 097 Page 40442

Grantor's Name & Address:
Western United Life
Assurance Company
W. 929 Sprague Avenue
Spokane, WA 99204

State of Oregon)

ss)

County of _____)

Grantee's Name & Address:

I certify that the within instrument was received on
the _____ day of _____ at _____
o'clock __.M., and recorded in Book/Reel/Volume No.
_____ at page _____ or as
fee/file/instrument/microfilm/reception no. _____
Record Deeds of said County.

Witness my hand and seal of County affixed.

After Recordation Return To:

Trustees of the Walker Trust
8740 Homedale Rd
Klamath Falls, OR 97603

Until Requested Otherwise

Send All Tax Statements To:

Name/Title _____

Same - no change

By: _____

Deputy _____

MTC 43090-KR
BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That Western United Life Assurance Company, a corporation hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto STEVEN R. WALKER AND JACQUELINE G. WALKER, TRUSTEES OF THE WALKER LOVING TRUST DATED MAY 4, 1992, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of KLAMATH, State of Oregon, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE
MADE A PART THEREOF

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.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$58,500.00 (original contract sale price). This deed is given in fulfillment of contract dated JULY 22, 1992, between W. C. RANCH, INC., AND OREGON CORPORATION, as Seller and STEVEN R. WALKER AND JACQUELINE G. WALKER, TRUSTEES OF THE WALKER LOVING TRUST DATED MAY 4, 1992, as Purchaser, and recorded on JULY 22, 1992, as Recorder's Fee No. 47894.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

Dated: November 12, 1997

Western United Life Assurance Company

By: Anthony A. Steffens, as Vice President

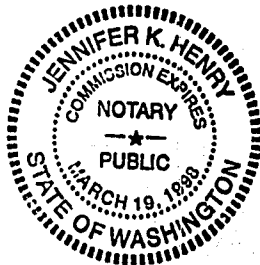
By: Reuel Swanson, Secretary

STATE OF WASHINGTON)

COUNTY OF SPOKANE)

On November 12, 1997, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Anthony A. Steffens and Reuel Swanson to me known to be the Vice-President and Secretary, respectively, of Western United Life Assurance Company the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument.

Witness my hand and official seal hereto affixed the day and year first above written.



Jennifer K. Henry
Notary Public in and for the State of
Washington, residing in Spokane County.
Expiration date 3/19/1998

F#740159/CAE/WALKER

EXHIBIT A

A parcel of land in the E1/2 SE1/4 of Section 26, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin which is located North 89 degrees 52' West 30.00 feet from the East quarter corner of Section 26, and is also the intersection of the Homedale West right of way and the East-West center of Section 26; thence South 00 degrees 16' West 883.57 feet along the West right of way of Homedale Road to a 5/8" iron pin; thence West 421.54 feet to a 5/8" iron pin which is also the East right of way of 1-C Drain; thence North 00 degrees 25' 45" West 326.91 feet along the East right of way 1-C Drain to 5/8" iron pin; thence North 19 degrees 48' West 593.2 feet along the East right of way to a 5/8" iron pin; which is also the intersection of East right of way 1-C Drain and East-West centerline of Section 26; thence South 89 degrees 52' East 629.05 feet along the East-West centerline of Section 26 to the point of beginning.

SAVING AND EXCEPTING that portion of the above described property lying within the boundaries of the USBR 1-C Drain.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 12th day
of December A.D., 19 97 at 11:19 o'clock A. M., and duly recorded in Vol. 1997
of Deeds on Page 40442.

FEE \$40.00

By Bernetha G. Letsch, County Clerk
Kathleen Rose