

BARGAIN AND SALE DEED

WILLIAM SCHNELLER and DELORES SCHNELLER, Grantors, convey to BOB OXENFORD and EVELYN OXENFORD, Grantees, the following described real property:

PARCEL 1: Lots 2 and 3 in Block 3 of Chemult, according to the official plat thereof on file in the office of the Court Clerk of Klamath County, Oregon, and vacated alley lying between and adjacent to Lot 2 and the Westerly one-half of the vacated alley and 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.

SUBJECT TO:

1. 1997-1998 Taxes, a lien as of July 1, 1997, but not yet payable.
2. All existing encumbrances including zoning ordinances, easements, conditions and restrictions of record.

The true and actual consideration for this conveyance is \$217,500

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.

Until a change is requested, tax statements shall be sent to Grantee at the following address:
Bob and Evelyn Oxenford
PO Box 86, Chemult, OR 97731

After recording, return to:
Lawrence W. Erwin
221 NW Lafayette Ave., Bend, OR 97701-1927

97 DEC 12 P2:35

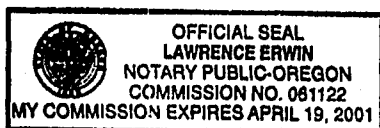
لط
35

DATED this 13 day of November, 1997.

Delores Schneller
Delores Schneller

STATE OF OREGON)) ss.
County of Deschutes)

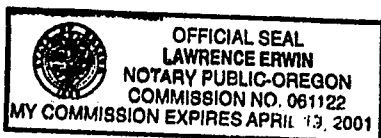
Personally appeared the above-named DELORES SCHNELLER, and acknowledged the foregoing instrument to be her voluntary act. BEFORE ME:




Notary Public for Oregon
My Commission Expires: 4/19/01

STATE OF OREGON)) ss.
County of Deschutes)

Personally appeared the above-named WILLIAM SCHNELLER, and acknowledged the foregoing instrument to be his voluntary act. BEFORE ME:




Notary Public for Oregon
My Commission Expires: 4/19/01

Bargain and Sale Deed

Page 2

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Lawrence W. Erwin the 12th day
of December A.D., 19 97 at 2:35 o'clock P. M., and duly recorded in Vol. M97,
of Deeds on Page 40514

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Rose