

AFFIANT'S BARGAIN AND SALE DEED

Recording requested by and when
recorded return to:

Lisa N. Bertalan
Bryant, Lovlien & Jarvis
40 N.W. Greenwood
Bend, OR 97701

Unless a change is requested,
all tax statements shall be sent to:

Michael L. Welcome
PO Box 863
LaPine, OR 97739

The true consideration for this transfer is other than money.

MICHAEL L. WELCOME, Affiant under the Affidavit of Claiming Successor of Intestate Estate for the Small Estate of WENDELL L. WELCOME, deceased, filed 1-20-98, under Deschutes County Circuit Court Case No. 98-K-0007-115 Grantor, conveys all of said estate's right title and interest in the following described real property to MICHAEL L. WELCOME, Grantee:

Commencing at the Northeast corner of the Southeast quarter of the Southeast quarter of Section 13, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence South along the East line of the Southeast Quarter of the Southeast quarter a distance of 110 feet, which is the true point of beginning; thence West 200 feet; thence South 110 feet; thence East 200 feet; thence North 100 feet to the point of beginning.

ALSO, starting at a point which is 200 feet West of the Northeast corner of the Southeast quarter of the Southeast quarter of Section 13, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence West 198 feet; thence South 220 feet; thence East 198 feet; thence North 220 feet to the point of beginning.

TOGETHER WITH Easement recorded in Deed Volume 362 at Page 195, as follows: The privilege of ingress and egress for roadway purposes over, upon and across, the Westerly twenty (20) feet of the following described real property: Beginning at the Northeast corner of the SE1/4SE1/4 thence South along the East line of the Section a distance of one hundred ten feet, all of said property being in Section 13, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO THE FOLLOWING:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. An easement created by instrument, including the terms and provisions thereof, dated October 2, 1952, recorded January 2, 1953 in Volume 258, Page 419, in favor of Midstate Electric Cooperative, Inc., a cooperative corporation, for transmission and distribution of electricity over the SE1/4 of Section 13.

That portion of Government Lot 4 lying West of the Dalles-California Highway in Section 18, Township 23, South Range 10 East of the Willamette Meridian, Klamath County, Oregon. SAVING AND EXCEPTION from the above described property any rights of way of ditches, laterals, canals and roadway.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except: acreage and use limitations under provision of the U. S. Statutes and regulations issued thereunder; Grant of Right of Way, between Frank Rojka and Josephine Rojka, h & w, dated 9-24-28, recorded 10-10-28 in Deed Volume 82 page 359, records of Klamath County, Oregon and Provisions and Restrictions as set out in deed from Harold J. Eade & Marie M. Eade, h & w, to State of Oregon by and through its Highway Commission, dated 7-24-52, recorded 8-4-52 in Deed Vol. 256, page 119, records of Klamath County, Oregon.

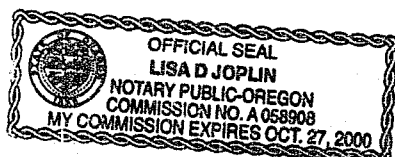
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO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

DATED: Jan 27, 1998.

Michael L. Welcome
MICHAEL L. WELCOME

STATE OF OREGON)
 : ss
County of Deschutes)

The foregoing instrument was acknowledged before me this 27 day of January
1998, by MICHAEL L. WELCOME.



Lisa D. Joplin
Notary Public for Oregon
My Commission Expires Oct 27 2000

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Bryant, Lovlien & Jarvis the 10th day
of March A.D., 19 98 at 9:41 o'clock A. M., and duly recorded in Vol. M98,
of Deeds on Page 7625.

Bernetha G. Letsch, County Clerk

FEE \$45.00

By Kathleen Rose