

BARGAIN AND SALE DEED

Recording requested by and
when recorded return to:

Brian L. Gingerich
Karnopp, Petersen, Noteboom,
Hubel, Hansen & Arnett
1201 N.W. Wall Street, #300
Bend, Oregon 97701

Until a change is requested,
all tax statements shall be
sent to the following address:

Brian L. Gingerich
Karnopp, Petersen, Noteboom,
Hubel, Hansen & Arnett
1201 N.W. Wall Street, #300
Bend, Oregon 97701

The true consideration for this conveyance is in settlement of
the lawsuit captioned James Guy and Carol Guy, et al. v. Chuck
Baker and Barbara Baker, Klamath County Circuit Court Case No.
96-02756-CV.

Title Insurance Company of Oregon dba First American Title
Company of Oregon, Grantor, conveys to Michael White and Ginna
White, husband and wife, Grantees, the following described
property:

See Exhibit "A".

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.

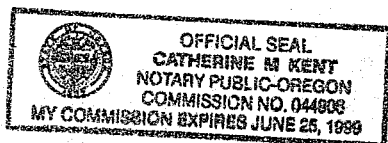
DATED this 31 day of December, 1996.

Title Insurance Company of
Oregon dba First American
Title Company of Oregon

By: Don McKelvey

STATE OF OREGON)
MULTNOMAH) ss.
County of Bend)

The foregoing instrument was acknowledged before me this 31st
day of December, 1996, by Don McKelvey.



Catherine M. Kent
Notary Public for Oregon
My Commission Expires: 6/25/99

EXHIBIT "A"
DESCRIPTION

The following described real property situate in Klamath County, Oregon;

A parcel of land lying in the N $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 25, Township 23 South, Range 9 East the Willamette Meridian, described as follows:

Beginning at a point which is South 89°29' East 1472.8 feet and South 30°39' West 764.2 feet from the quarter section corner between Sections 25 and 26, Township 23 South, Range 9 East of the Willamette Meridian; thence South 89°29' East 202.65 feet; thence North 30°39' East 254.4 feet; thence North 89°29' West 202.65 feet; thence South 30°39' West 254.4 feet, more or less, to the point of beginning, in Klamath County, Oregon.

EXCEPT THAT portion lying in Chapman Street and Leota Street.

ALSO known as Lot 3 in Block 2 of Chapman Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Brian L. Gingerich the 13th day
of April A.D., 19 98 at 2:48 o'clock P.M., and duly recorded in Vol. M98
of Deeds on Page 12041.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen R. 122