

MTC 44492-MS

RETURN TO: Lyle E. Heding Rita A. Harris 19976 Porcupine Drive Bend, OR 97702	TAX STATEMENTS TO: Lyle E. Heding Rita A. Harris 19976 Porcupine Drive Bend, OR 97702	CLERK'S STAMP:
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-BARGAIN AND SALE DEED-

South Valley Bank & Trust, Grantor, conveys to Lyle E. Heding and Rita A. Harris Grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

See EXHIBIT "A"

The true and actual consideration for this transfer is \$110,000.00.

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 29th day of April, 1998.

SOUTH VALLEY BANK & TRUST

By Vergie Wright Stepanin
Vergie Wright Stepanin, VP/RE Manager

STATE OF OREGON

County of Klamath

ss. April 29, 1998.

Personally appeared, the above named Lyle E. Heding and Rita A. Harris, the foregoing instrument to be his/her voluntary act and deed.

Notary Public for Oregon
My Commission expires: _____

STATE OF OREGON

County of Klamath

ss. April 29, 1998

Personally appeared, VERGIE WRIGHT STEPANIN as VP/RE Manager of South Valley Bank & Trust, and acknowledged the foregoing instrument to be his/her voluntary act and deed. Before me:



Marjorie A. Stuart
Notary Public for Oregon
My Commission expires: 12-20-98

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in Sections 24 and 25, Township 32 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Starting at a point on the Southern Pacific Railroad right of way on the East and West Quarter line at approximately the West 1/16th corner of Section 25, Township 32 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; thence running West to the Quarter corner between Sections 25 and 26; thence North one mile to the Quarter corner between Sections 23 and 24; thence East 1347 feet to the Southern Pacific Railroad right of way; thence following the said railroad right of way South and East to the point of beginning, SAVE AND EXCEPT that portion of the herein described property conveyed to the State of Oregon by and through its State Highway Commission by instrument dated May 18, 1946, recorded May 29, 1946, in Volume 190 at page 18, Deed Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Ameri Title the 30th day
of April A.D., 19 98 at 3:55 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 14543

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Rose