

'98 OCT -1 P3:40

MTC 45548-KR

RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601	TAX STATEMENT TO: South Valley Bank & Trust P. O. Box 5210 Klamath Falls, OR 97601	CLERK'S STAMP:
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-BARGAIN AND SALE DEED-

South Valley State Bank, Grantor, conveys to South Valley Bank & Trust, Grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

See Exhibit "A" attached hereto.

The true and actual consideration for this transfer is: other consideration.

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 30th day of September, 1998.

South Valley State Bank, nka
 South Valley Bank & Trust

By William E. Castle PRES.
 William E. Castle, President

STATE OF OREGON)
) ss.
 County of Klamath)

September 30, 1998

Personally appeared William E. Castle who, being duly sworn, stated he is president of South Valley Bank & Trust and that said instrument was signed on behalf of said corporation by authority of its Board of Directors; and he acknowledged said instrument to be its voluntary act and deed. Before me:



Kristi L. Redd
 Notary Public for Oregon
 My Commission expires: 11/16/99

EXHIBIT "A"

Parcel 1

Government Lots 2, 3, 4, 5, 6, 7, 10, 11, 12, 13, 14, 15, 18, 19, 20, 21, 22, 23, 26, 27, 28, 29, 30 and 31, Section 16, Township 36 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM any portion lying within the right of way of Great Northern Railway and ALSO EXCEPTING the following tract of land:

Commencing at a point which is the Southwest corner of the SE $\frac{1}{4}$ of Section 16; thence North 208 feet; thence West 208 feet; thence South 208 feet; thence East 208 feet to the point of beginning.

Parcel 2

The NE $\frac{1}{4}$ NE $\frac{1}{4}$ Section 28, Township 36 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Parcel 3

The SW $\frac{1}{4}$ of Section 15, and the NW $\frac{1}{4}$ of Section 22, Township 36 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Together with all that portion of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 22, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, lying Northwesterly of the Klamath Falls-Lakeview Highway.

EXCEPTING THEREFROM a triangular parcel of land situated in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 22, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, described as follows: Beginning at the intersection of the South line of the said SW $\frac{1}{4}$ NW $\frac{1}{4}$ with the Southeasterly right-of-way line of the Klamath Falls-Lakeview Highway; thence East along the South line of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ a distance of 327 feet; thence North, at right angles to said South line 242.5 feet, more or less, to a point on the Southeasterly line of said Highway; thence Southwesterly along said Southeasterly line a distance of 408 feet, more or less, to the point of beginning. ALSO

EXCEPTING THEREFROM that portion of Section 22, lying Within the boundaries of the Klamath Falls-Lakeview Highway.

Parcel 4

A parcel of land situated in Section 16, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at a point which is the Southwest corner of the SE $\frac{1}{4}$ of Section 16; thence North 208 feet; thence West 208 feet; thence South 208 feet; thence East 208 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 1st day
of October A.D. 19 98 at 3:40 o'clock P. M. and duly recorded in Vol. M98
of Deeds on Page 36294

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross