

AFTER RECORDING RETURN TO: HENDRIX & BRINICH, LLP 716 NW Harriman Bend, OR 97701;
541/382.4980

BARGAIN AND SALE DEED

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

Charlotte McDonald
4620 Sierra Street
Riverside, CA 92504

Merrie L. Schrott and Charlotte McDonald, Grantors, bargain, sell and convey to Charlotte McDonald, Grantee, the following described real property in Klamath County, State of Oregon:

Attached Exhibit "A."

All within Klamath County, Oregon.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY 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.

By execution of this instrument, Grantor certifies that Grantor is not a "foreign person" as that term is defined in the Internal Revenue Code, Section 1445.

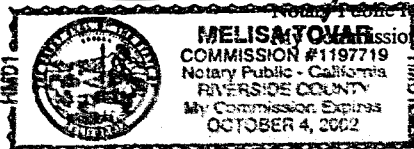
The consideration for this deed is the exchange of adjacent real property to complete a lot line adjustment. The purpose of this conveyance is to complete the lot line adjustment filed with the Klamath County Planning Department.

Merrie Schrott
Merrie Schrott
STATE OF OREGON)
) ss.
County of Deschutes)



The foregoing instrument was acknowledged before me by Merrie Schrott this 2 day of December 1998.

STATE OF CALIFORNIA)
) ss.
County of Riverside)



The foregoing instrument was acknowledged before me by Charlotte McDonald this 7 day of December 1998.

Melisa Touar
Notary Public for California
My Commission Expires: 10-4-02

THE LANDS DESCRIBED IN WARRANTY DEED RECORDED JANUARY 28, 1990 IN VOLUME M90 PAGE 1818 AND SPECIAL WARRANTY DEED RECORDED DECEMBER 17, 1993 IN VOLUME M93 PAGE 33888 BEING A PORTION OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (SE1/4 NE1/4) OF SECTION 36, TOWNSHIP 23 SOUTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, COUNTY OF KLAMATH, STATE OF OREGON.

EXCEPTING THEREFROM THAT PORTION LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF THE LAND DESCRIBED IN SAID DEED RECORDED IN VOLUME M90 PAGE 1816, SAID POINT LYING THEREON SOUTH 39°32'32" EAST, 330.10 FEET FROM THE SOUTHWEST CORNER OF SAID DEED; THENCE NORTH 01°25'01" EAST, 409.38 FEET; THENCE SOUTH 88°34'59" EAST, 28.00 FEET; THENCE NORTH 01°25'01" EAST, 35.00 FEET; THENCE NORTH 88°34'59" WEST, 28.00 FEET; THENCE NORTH 01°25'01" EAST, 220.01 FEET TO A POINT ON THE NORTHERLY LINE OF LAND DESCRIBED IN SAID DEED RECORDED IN VOLUME M93 PAGE 33888, SAID POINT LYING THEREON SOUTH 89°15'45" EAST, 333.60 FEET FROM THE NORTHWEST CORNER OF SAID DEED.

SUBJECT TO: ALL EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD AND THOSE COMMON AND APPARENT ON THE LAND.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Hendrix & Brinich the 11th day
of Dec A.D., 19 98 at 2:46 o'clock P M., and duly recorded in Vol. M98
of Deeds on Page 45429

FEE
\$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross