

BARGAIN AND SALE DEED

Rodney L. Bell and Marcella M. Bell, husband and wife, Grantors, convey to J.V. Wachter, J.V. Wachter II, and Mazd Strong, as tenants in common, Grantees, the following described real property:

A portion of Lot 28, Block 17 of "Plat of 2nd Railroad Addition to Klamath Falls, Oregon", situated in the SW 1/4 NW 1/4 and NW 1/4 SW 1/4 of Section 33, T38S, R9EWM, Klamath County, Oregon, being more particularly described as follows:

BEGINNING at the Southwest corner of said Lot 28; Thence North along the West line of said Lot 28, 346.88 feet to the Northeast corner of Lot 20, Block 17, thence N89° 47' 09" E 40.00 feet to a point on the East line of said Lot 28, also being the Northwest corner of Lot 8, Block 17; Thence South, along the East line of said Lot 28, 374.42 feet to the Southeast corner of said Lot 28; Thence N55° 35' 42W" 48.48 feet to the point of beginning, containing 14,426 square feet, more or less, see map of "Property Line Adjustment 3-99" on file at the office of the Klamath County Surveyor.

EXCEPTING therefrom, the rights of Union Pacific Railroad Company described in the deed recorded at Volume M99, at Page 19417, Deed Records of Klamath County, Oregon.

The true consideration for this conveyance is \$23,789.42.

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 16th day of August

1999

Rodney L. Bell
Rodney L. Bell

Marcella M. Bell
Marcella M. Bell

STATE OF OREGON)

County of Klamath)

This instrument was acknowledged before me on August 16, 1999, by Rodney L. Bell.



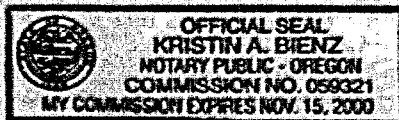
Kristin A. Bienz
Notary Public for Oregon
My commission expires: 11/15/00

33564

STATE OF OREGON)

County of Klamath)

This instrument was acknowledged before me on August 16, 1999, by Marcella M. Bell.



Kristin A. Bienz
Notary Public for Oregon
My Commission Expires: 11/15/00

Rodney L. Bell and Marcella M.
Bell, husband and wife,

Grantors,

J.V. Wachter, J.V. Wachter II, and
Marc Strong, as tenants in common,

Grantees.

After recording return to:
Donald R. Crane
303 Main Street, Suite 201
Klamath Falls, Oregon 97601

Until a change is requested all tax statements
shall be sent to the following address:
J.V. Wachter, J.V. Wachter II, and
Marc Strong
c/o People's Warehouse
1425 South Sixth Street
Klamath Falls, Oregon 97601

State of Oregon, County of Klamath
Recorded 8/19/99, at 2:28 p.m.
In Vol. M99 Page 33563
Linda Smith,
County Clerk Fee \$ 35 RR