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GRANTOR NAME AND ADDRESS: Arba Faye Schoonover  
7740 Cannon St., Klamath Falls, OR 97603

GRANTEE NAME AND ADDRESS: Rocky L. Nightingale and Ladona S. Nightingale

AFTER RECORDING RETURN TO: First American Title  
422 Main ST Klamath Falls, OR 97601

UNTIL A CHANGE IS REQUESTED  
SEND TAX STATEMENTS TO:

BARGAIN AND SALE DEED - STATUTORY FORM

ARBA FAYE SCHOONOVER, Grantor, conveys to ROCKY L. NIGHTINGALE and LADONA S. NIGHTINGALE, Husband and Wife, Grantees, that certain real property located in the County of Klamath, State of Oregon, legally described as follows, to-wit:

Lot 5, Block 1 TRACT 1214 DESCHUTES LAND SALES, Unit 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The intent of this deed is to convey any and all interest of the Grantor in the subject real property, including the interest of the Grantor in (and in fulfillment of) that certain Land Sale Contract dated the 29th day of April, 1991, and recorded on the 13th day of May, 1991 at Volume M91, Page 9030, records of Klamath County, Oregon. The Vendor's interest in such Land Sale Contract was assigned to Grantor by instrument recorded at Volume M-95 page 27948.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND 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.

The true and actual consideration for this conveyance is in fulfillment of the above referenced Land Sale Contract.

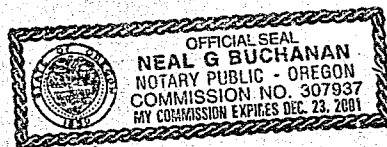
DATED this 29th day of October, 1998.

Arba Faye Schoonover  
Arba Faye Schoonover

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on October 29, 1999 by Arba Faye Schoonover.

Neal G Buchanan  
NOTARY PUBLIC FOR OREGON



State of Oregon, County of Klamath  
Recorded 11/04/99, at 2:58 p.m.  
in Vol. M99 Page 44121  
Linda Smith,  
County Clerk Fee \$ 30<sup>00</sup>

1999 NOV -4 PM 2:58