

Grantor: Washington Mutual Bank

2000 JUN 19 AM 11:23

#0008016818

9451 Corbin Avenue MS-N010205Northridge, CA 91324Vol M00 Page 22169Grantee: William S. Shreeve

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AFTER RECORDING RETURN TO:
 William S. Shreeve
 25820 Rocky Point Road
 Klamath Falls, OR 97601

MTG S1111-MS

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BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That Washington Mutual Bank

, herein called grantor,
 for the consideration herein stated, does hereby grant, bargain, sell and convey
 unto William S. Shreeve
 herein called grantee, and unto grantee's heirs, successors and assigns all of
 that certain real property with the tenements, hereditaments and appurtenances
 thereunto belonging or in anywise appertaining, situated in the County of
Klamath, State of Oregon, described as follows, to wit:

SEE EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE

3606-003CC-00600-000 312012

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.

To Have and to Hold the same unto the said grantee and grantee's heirs,
 successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms
 of dollars, is \$ 55,000.00.

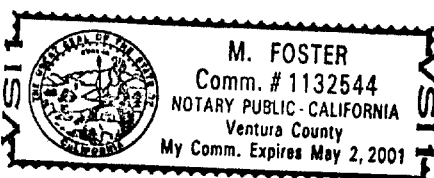
However, the actual consideration consists of or includes other property
 or value given or promised which is the whole / part of the consideration.

In construing this deed and where the context so requires, the singular
 includes the plural and all grammatical changes shall be implied to make the provisions
 hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 15 day
 of June, 2000; if a corporate grantor, it has caused its
 name to be signed and its seal affixed by an officer or other person duly author-
 ized to do so by order of its board of directors.

Tax statements shall be mailed to: 25820 Rocky Point Road, Klamath Falls, OR 97601Washington Mutual BankBy Elaine LangdonElaine Langdon, Assistant Vice-PresidentSTATE OF California

SS. _____

COUNTY OF Los AngelesPersonally appeared the above named Elaine LangdonAsst. Vice Presidentand acknowledged the foregoing instrument to be A voluntary act.

Before me:

M. Foster
 Notary Public for State Of California
 My commission expires 5/2/11

(seal)

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the SW1/4 of the SW1/4 of Section 3, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the brass cap monument marking the SW corner of said Section 3; thence North 89 degrees 04' East along the South line of said Section 3 a distance of 662.5 feet to the Westerly line of PELICAN ACRES Subdivision; thence Northerly along the Westerly line of PELICAN ACRES Subdivision a distance of 30.3 feet to the Northwest corner thereof; thence Easterly along the Northerly line of PELICAN ACRES Subdivision a distance of 619.1 feet, more or less, to the Northeast corner thereof, said point being on the Westerly line of the Klamath Falls-Rocky Point Highway, and said point being Northerly a distance of 17.8 feet measured along the Easterly line of PELICAN ACRES Subdivision from the South line of said Section 3; thence Northerly along the Westerly line of the Klamath Falls-Rocky Point Highway, a distance of 312.2 feet, which is 330 feet North of the South line of said Section 3, to the true point of beginning of this description; thence South 89 degrees 04' West parallel with the South line of said Section 3 a distance of 951.5 feet, more or less, to the Southeast corner of that tract of land described in Deed Volume 341, page 603, Deed Records of Klamath County, Oregon; thence North 0 degrees 24' West along the Easterly line of said tract of land a distance of 130.00 feet; thence North 89 degrees 04' East, parallel with the South line of said Section 3 a distance of 330.00 feet; thence South 0 degrees 24' East 30 feet; thence North 89 degrees 04' East, parallel with said South line of Section 3, 621.5 feet, more or less, to the Westerly line of said Highway; thence Southerly along the Westerly line of said highway, a distance of 100 feet, more or less, to the point of beginning.

State of Oregon, County of Klamath
Recorded 06/19/00, at 11:23 a.m.
In Vol. M00 Page 22169
Linda Smith,
County Clerk Fee\$ 26⁰⁰