

2000 JUL 14 PM 3:27

#0008014623

Grantor: Washington Mutual BankVol M00 Page 25838Grantee: Charles F. Barta andPatricia J. Barta

AFTER RECORDING RETURN TO:

Charles F. Barta
1811 Crest Street
Klamath Falls, OR 97601

MTC 51460-MS

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 Charles F. Barta and Patricia J. Barta, husband and wife,
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

3909-003AB-04402-000

837571

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 \$ 115,000.00.

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.

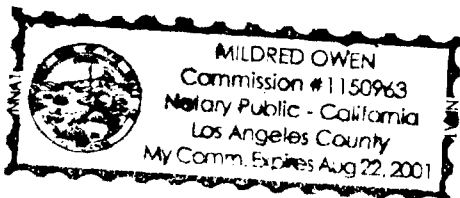
In Witness Whereof, the grantor has executed this instrument this 11 day
of July, 2000; if a corporate grantor, it has caused its
name to be signed and its seal affixed by an officer or other person duly author-
ized to do so by order of its board of directors.

Tax statements shall be mailed to: 1811 Crest Street, Klamath Falls, OR 97601Washington Mutual BankBy [Signature]Cecil Worthington, Asst. Vice PresidentSTATE OF California

SS. _____

COUNTY OF Los AngelesPersonally appeared the above named Cecil WorthingtonAssistant Vice President of Washington Mutual Bank

and acknowledged the foregoing instrument to be _____ voluntary act.



Before me:

Mildred Owen
Notary Public for California
My commission expires 8/22/2001

26.00 (seal)

#0008014623

EXHIBIT "A"
LEGAL DESCRIPTION**25839**

A tract of land situated in a portion of Lot 43, Block G, HOMECREST, a duly recor subdivision in Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Easterly right of way line of Crest Street and the We line of said Lot 43, from which the Southwest corner of said Lot 43 bears South 0 degrees 06' 23" West 75.00 feet; thence North 00 degrees 06' 23" East along said Easterly right of way line 16.00 feet; thence South 89 degrees 53' 37" East, parallel with the South line of said Lot 43, 298.78 feet to the Easterly line of said Lot 43; thence South 00 degrees 04' 34" West 91.00 feet to the Southeast corner of said Lot 43; thence North 89 degrees 53' 37" West along the South line said Lot 43, 166.61 feet, more or less, to a point South 89 degrees 53' 37" East 132.21 feet from the Southwest corner of said Lot 43; thence North 00 degrees 06 23" East, parallel with the West line of said Lot 43, 75.00 feet; thence North 8 degrees 53' 37" West 132.21 feet to the point of beginning, with bearings based o the recorded survey map of said Minor Land Partition No. 32-85.

State of Oregon, County of Klamath
Recorded 07/14/00, at 3:27 p m.
In Vol. M00 Page 25838
Linda Smith,
County Clerk Fee\$ 26⁰⁰