

OC RETURN TO: Brandsness,
Brandsness & Rudd,
P.C.411 Pine Street
Klamath Falls, Oregon
97601

TAX STATEMENTS TO:
Louise H. Wolchin
38484 Modoc Point Road
Chiloquin, Oregon 97624

State of Oregon, County of Klamath
Recorded 05/10/00, at 3:46 p.m.
In Vol. M00 Page 17063
Linda Smith,
County Clerk Fee\$ 21⁰⁰

-BARGAIN AND SALE DEED-

Louise H. Wolchin, as Trustee of the Ira A. Wolchin Living Trust, dated March 22, 1996, Grantor, conveys to Louise H. Wolchin, Trustee of the Louise H. Wolchin Living Trust, Grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

A portion of Lot 3 in Section 6, Township 35 South, Range 7 East of the Willamette Meridian and being more particularly described as follows:

Beginning at the northeast corner of that tract of real property described in Volume 327 on Page 40 of Deed Records of Klamath County, Oregon, which corner bears South 143.17 feet and West 792.91 feet from the quarter corner common to Section 6, T. 35 S. and Section 31, T. 34 S., all in Range 7 E.W.M., said corner also being on the Westerly right of way boundary of the Old Dalles-California Highway, thence North 0°13' East along said right of way boundary 143.2 feet to the North boundary of Lot 3, Section 6, above referred to; thence West along said boundary 428.0 feet, more or less, to the shore line of Agency Lake (Upper Klamath Lake); thence Southerly along said shore line to the North boundary of that tract of real property described in Volume 327, page 40 of Deed Records aforesaid; thence East along said North boundary 421.67 feet to the point of beginning, containing 1.4 acres, more or less.

The true and actual consideration for this transfer is the transfer of real property pursuant to the terms of the trust.

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 11th day of April 2000.

Louise H. Wolchin
Louise H. Wolchin

STATE OF OREGON)
) ss. April 11, 2000.
County of Klamath)

Personally appeared the above-named Louise H. Wolchin, as Trustee of the above mentioned trust, and acknowledged the foregoing instrument to be her voluntary act; and she further acknowledged that Ira A. Wolchin, as Co-Trustee, died on April 9, 1998 and that she is the sole surviving trustee and is authorized to fulfill the provisions of the above mentioned trust. Before me:

Susan Marie Campbell
Notary Public for Oregon
My Commission expires: 3-01-02

