

After Recording Return to:

CLAUDE H. GUDGE LIVING TRUST DATED 12-7-93 and LILLIAN S. BELLSHAW

PO Box 66

Welches, OR 97067

State of Oregon, County of Klamath

Recorded 04/25/2002 11:43a m.

Vol M02, Pg 24399

Linda Smith, County Clerk

Fee \$ 21⁰⁰ # of Pgs 1

Until a change is requested all tax statements shall be sent to the address noted above.

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That SHAN FERRIER and SARAH LYNN FERRIER, tenants by the entirety, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto CLAUDE H. GUDGE, TRUSTEE OF THE CLAUDE H. GUDGE LIVING TRUST DATED 12-07-93, as to an undivided one-half interest and LILLIAN S. BELLSHAW, as to an undivided one-half interest, hereinafter 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:

Lots 5 and 6, Block 60, GRANDVIEW ADDITION TO THE TOWN OF BONANZA, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

This deed is an absolute conveyance and is in lieu of foreclosure and in full satisfaction of the indebtedness secured by a Trust Deed, including terms and provisions thereof, which is dated January 9, 2001 and was recorded on January 12, 2001, in the official mortgage records of Klamath County, Oregon, in Book M01 and Page 1503 in the amount of \$53,000.00 53,500.00

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 \$1,000.00..
(here comply with the requirements of ORS 93.930)

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.

In Witness Whereof, the grantor has executed this instrument April 17, 2002; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.


SHAN FERRIER

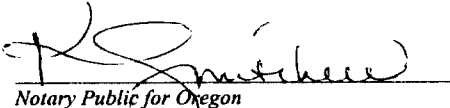

SARAH LYNN FERRIER

STATE OF OREGON,

)
) ss.

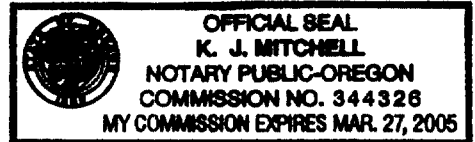
County of Klamath

The foregoing instrument was acknowledged before me this April 17, 2002, by Shan Ferrier.


Notary Public for Oregon

(SEAL)

My commission expires: 3-27-05

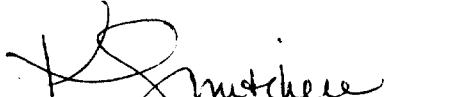


STATE OF OREGON,

)
) ss.

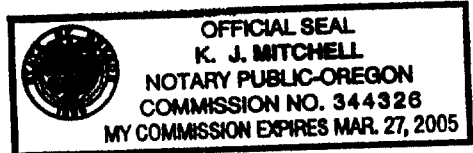
County of Klamath

The foregoing instrument was acknowledged before me this April 19, 2002, by Sarah Lynn Ferrier.


Notary Public for Oregon

(SEAL)

My commission expires: 3-27-05



BARGAIN AND SALE DEED

SHAN FERRIER and SARAH LYNN FERRIER, tenants by the entirety, as grantor

and

CLAUDE H. GUDGE LIVING TRUST DATED 12-7-93 and LILLIAN S. BELLSHAW, as grantee

This document is recorded at the request of:
Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601
Order No.: 00054581