

RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS:
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State of Oregon, County of Klamath
Recorded 04/29/2002 2:03 p.m.
Vol M02. Pg 25233
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

-BARGAIN AND SALE DEED-

George H. Nitschelm and Helen G. Nitschelm, Grantors, convey to George Henry Nitschelm and Helen Gael Nitschelm, Trustees of the George & Gael Nitschelm Family Revocable Trust, Grantees, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

A tract of land situated in Lots 2 and 3, Block 6, Tract 1080, WASHBURN PARK, a duly recorded plat, more particularly described as follows:

Beginning at the NE corner of said Lot 3 as marked by a 1/2 inch iron pin; thence S. 00°04'50" W., along the westerly right of way line of Washburn Way, 7.7 feet; thence N. 89°55'10" W., parallel to the N. line of said Lot 3, 250.00 feet; thence N. 00°04'50" E. 88.00 feet to a 5/8 inch iron pin, being S. 00°04'50" W., 350.00 feet from the N. line of said Lot 2; thence S. 89°55'10" E., parallel to the N. line of said Lot 2, 250.00 feet to a 5/8 inch iron pin on the westerly right of way line of said Washburn Way; thence S. 00°04'50" W. 80.3 feet to the point of beginning.

The true and actual consideration for this transfer is an estate plan.

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 25th day of April 2002.

George H. Nitschelm
George H. Nitschelm
Helen G. Nitschelm
Helen G. Nitschelm

STATE OF OREGON)
) ss. April 25, 2002.
County of Klamath)

Personally appeared the above-named George H. Nitschelm and Helen G. Nitschelm and acknowledged the foregoing instrument to be their voluntary act. Before me:



[Signature]
Notary Public for Oregon
My Commission expires: 2-6-05