

**BARGAIN AND SALE DEED**

**Grantor:**

James Worthen, Successor Trustee  
Paul H. Worthen Living Trust  
19711 Poplar Street  
Bend, OR 97702

**Grantee:**

James F. Worthen and Shirley F. Worthen  
19711 Poplar Street  
Bend, OR 97702

Until a change is requested all tax statements shall be sent to the following address:

James Worthen and Shirley Worthen  
19711 Poplar Street  
Bend, OR 97702

**After recording, return to:**

Jonathan G. Basham  
2542 NE Courtney Drive, Suite 200  
Bend, OR 97701

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STATE OF OREGON

State of Oregon, County of Klamath

Recorded 06/07/2002 9:35 a. m.

Vol M02, Pg 33541-42

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

Name \_\_\_\_\_ Title \_\_\_\_\_  
By \_\_\_\_\_, Deputy.

Know all men by these presents, that James Worthen, Successor Trustee of the Paul H. Worthen Living Trust (hereinafter called grantor), for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto James F. Worthen and Shirley F. Worthen, husband and wife (hereinafter called grantee) in tenancy by the entirety all of that certain real property, together with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, and described as follows:

See Exhibit "A" attached  
Klamath County Tax Account #3809-20DC-5000

subject to all liens and encumbrances of record this date, to have and to hold 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 \$0. However, the actual consideration consists of a distribution provision under the Trust that took effect upon Paul H. Worthen's death on April 29, 2002.

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.

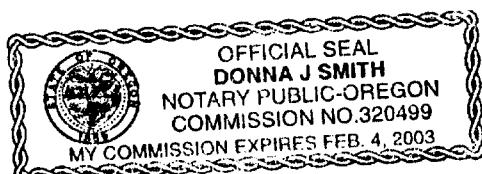
In witness whereof, the grantor has executed this instrument this 22 day of May, 2002.

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.

James F. Worthen  
James Worthen, Successor Trustee of the Paul H. Worthen Living Trust

STATE OF OREGON; County of Deschutes) ss.

This instrument was acknowledged before me on 22 day of May, 2002, by James Worthen.



Donna J. Smith  
Notary Public for Oregon  
My commission expires: 2/4/03

**EXHIBIT "A"**

House at 172 Dahlia, Klamath Falls, Oregon 97601, Legally described as follows:

The Southerly rectangular 31 feet of Lot 10, Block 10, ELDORADO ADDITION to the city of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and

ALSO the Northwesterly portion of Lot 11, Block 10, ELDORADO ADDITION, more particularly described as follows: Beginning at the most Northerly corner of said Lot 11; thence South 51 degrees 43 1/2' East, along the Northeasterly boundary of said Lot 11, 14.97 feet; thence South 45 degrees 21' East 26.03 feet; thence South 44 degrees 39' West 100.0 feet, more or less, to the Southwesterly boundary of said Lot 11; thence North 45 degrees 21' West along said Southwesterly boundary 21.32 feet; thence North 51 degrees 43 1/2' West along said Southwesterly boundary 8.9 feet to the most Westerly corner of said Lot 11; thence North 38 degrees 16 1/2' East, 100.0 feet, more or less, to the point of beginning.