

After Recording Return to:

RICHARD MOSLEY

1877 Mallard Lane

Klamath Falls, OR. 97601

Vol M02 Page 35000

State of Oregon, County of Klamath

Recorded 06/14/2002 3:37 p m.

Vol M02, Pg 35006

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

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

TRUSTEE'S BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That J.E. BATZER, AS TRUSTEE ONLY AND NOT PERSONALLY, OF WESTERN CALIFORNIA ST. TRUST, TRUST #530-212038, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto RICHARD MOSLEY, 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:

A portion of Lots 6 & 7, Block 121, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point which is South 81° 03' 50" West 25.00 feet from the Northwest corner of Lot 7, Block 121, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS; thence North 81° 03' 50" East a distance of 75 feet to the Northeast corner of said Lot 7; thence South 8° 56' 10" East (along the East line of said Lot 7) a distance of 150.72 feet to a point; thence in a Westerly direction to a point which is 137.22 feet South 8° 56' 10" East from the point of beginning; thence North 8° 56' 10" West 137.22 feet to the point of beginning.

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 \$114,900.00.

(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 June 14, 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.

WESTERN CALIFORNIA ST TRUST, TRUST #530-212038

[Signature]
BY: J. E. BATZER, TRUSTEE

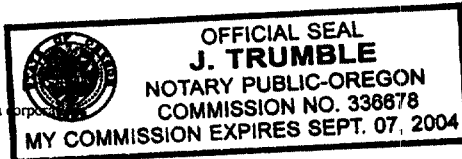
STATE OF OREGON, County of Jackson)ss.

The foregoing instrument was acknowledged before me this 14th day of June, 2002, by J.E. Batzer, as Trustee of WESTERN CALIFORNIA ST. TRUST, TRUST #530-212038.

[Signature]
Notary Public for Oregon

My commission expires: 9.7.04
affix corporate seal)

(If executed by a corporate officer)



BARGAIN AND SALE DEED

TRUST #530-212038: WESTERN CALIFORNIA ST TRUST,
as grantor
and
RICHARD MOSLEY, as grantee

This document is recorded at the request of:
Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601
Order No.: 00055157