BARGAIN AND SALE DEED (Individual or Corporate)

After Recording Return to:

JACK N. COLLIER and SUSAN WORTHING

254 Pebble Creek Court

Martinez, Ca. 94553

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

JACK N. COLLIER and SUSAN WORTHING

254 Pebble Creek Court Martinez, Ca. 94553

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State of Oregon, County of Klamath Recorded 10/22/2002 2:55 p Vol M02, Pg <u>60269</u>

Linda Smith, County Clerk

Fee \$ 2/00 # of Pgs

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That NANCY WELLS TRUSTEE OF THE FLORA MAY BAKER TESTAMENTARY TRUST DATED OCTOBER 03, 2002 hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto JACK N. COLLIER and SUSAN WORTHING, husband and wife, 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:

Commencing at the Northeast corner of the SE 1/4 NE 1/4 SE 1/4 of Section 11, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence West 255 feet; thence South 100 feet; thence East 255 feet; thence North 100 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 \$28,000.00. (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 October 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.

THE FLORA MAY BAKER TESTAMENTARY TRUST DATED OCTOBER 03, 2002

Y WELLS, TRUSTEE

STATE OF OREGON,

County of Klamath

The foregoing instrument was acknowledged before me on October 15, 2002, by Nancy Wells, Trustee of The Flora May Baker

Testamentary Trust dated October 03, 2002.

Notary Public for Oregon

My commission expires: 11-01-6 Li

OFFICIAL SEAL M. A. SILVERIA NOTARY PUBLIC-OREGON COMMISSION NO. 340010 MY COMMISSION EXPIRES NOV. 1, 2004

BARGAIN AND SALE DEED NANCY WELLS TRUSTEE, as grantor

JACK N. COLLIER and SUSAN WORTHING, husband and wife, as grantee

This document is recorded at the request of: Aspen Title & Escrow, Inc.

525 Main Street

Klamath Falls, OR 97601

Order No.: 00055862