

03 MAY 8 PM 3:20

MTL 170440

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GRANTOR NAME AND ADDRESS:

LISA M. WEST; WEST 1994 FAMILY TRUST
5911 Henley Road
Klamath Falls, Oregon 97603

GRANTEE NAME AND ADDRESS:

RAY WEST
5911 Henley Road
Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:

RAY WEST
5911 Henley Road
Klamath Falls, OR 97603

UNTIL A CHANGE IS REQUESTED

SEND TAX STATEMENTS TO:

Grantee

State of Oregon, County of Klamath

Recorded 05/08/2003 3:20 p m.

Vol M03 Pg 30932-36

Linda Smith, County Clerk

Fee \$ 41.00 # of Pgs 5

BARGAIN AND SALE DEED - STATUTORY FORM

LISA M. WEST, Individually and as Grantor, Successor Trustee and Beneficiary of the WEST 1994 FAMILY TRUST and RAY WEST, Individually and as Beneficiary and Trustee of the WEST 1994 FAMILY TRUST, Grantors, convey to RAY WEST, Grantee, the following described real property situated in Klamath County, Oregon, to-wit:

PARCEL 1:

Lot 2, Block 63, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

The Northwesterly 55 feet of Lots 1 and 2, Block 19, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

PARCEL 3:

ALL of Lot 10, Block 6 of KLAMATH LAKE ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 4:

SEE EXHIBIT A, ATTACHED HERETO AND INCORPORATED BY THIS REFERENCE HEREIN AS IF FULLY SET FORTH.

PARCEL 5:

SEE EXHIBIT B, ATTACHED HERETO AND INCORPORATED BY THIS REFERENCE HEREIN AS IF FULLY SET FORTH.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND

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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.

The true and actual consideration for this conveyance is \$25,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration, being For purposes of distributing all assets of the WEST 1994 FAMILY TRUST, and further as relinquishment by LISA M. WEST of any and all interest in such distribution in compliance with the provisions of that certain Judgment of Dissolution of Marriage/Money Judgment entered in Klamath County Circuit Court Case No. 0300365CV which the parties intended to serve to award all of the above described real property to Grantee Ray West.

DATED this 7th day of May, 2003.

WEST 1994 FAMILY TRUST

by [Signature]

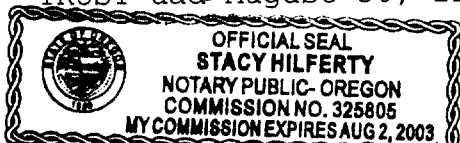
RAY WEST, Trustee

[Signature]
LISA M. WEST, individually and as
Grantor and Beneficiary of the
WEST 1994 FAMILY TRUST

[Signature]
RAY WEST, individually and as
Grantor and Beneficiary of the
WEST 1994 FAMILY TRUST

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on the 7th day of May, 2003, by RAY WEST, Trustee of the WEST 1994 FAMILY TRUST and August 30, 1994.



[Signature]
NOTARY PUBLIC FOR OREGON

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on the 7th day of May, 2003, by RAY WEST, Individually and as Grantor and Beneficiary of the WEST 1994 FAMILY TRUST.

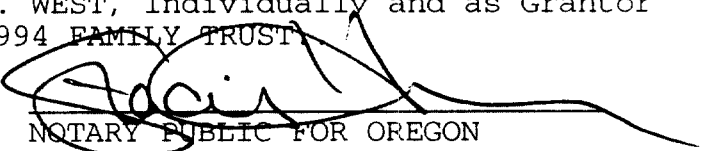


[Signature]
NOTARY PUBLIC FOR OREGON

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STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on the 04 day of May, 200, by LISA M. WEST, Individually and as Grantor and Beneficiary of the WEST 1994 FAMILY TRUST.


NOTARY PUBLIC FOR OREGON



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EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land in the NW1/4 NW1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the Southeast corner of the NE1/4 NW1/4 of Section 25; thence South 89° 33' West on centerline of Henley Road 2,172.58 feet; thence North 0° 39' East 30.01 feet to a point of beginning; thence North 0° 39' East 563.83 feet to an iron pipe on Northwesterly boundary A-4-B Lateral; thence North 51° 28' East on said Lateral, 739.12 feet; thence South 89° 58' West 1,062.75 feet more or less to the West boundary of Section 25; thence South 0° 20' West along West boundary Section 25, 1,027.46 feet to North boundary of Henley Road; thence North 89° 33' East along said road 484.17 feet more or less to point of beginning.

EXCEPTING THEREFROM that portion of the above described tract lying within the right of way of the A-4-B Lateral.

RW.

EXHIBIT B

A tract of land being a portion of Lots 11, 12 and 13, Block 7, NORTH BLY, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the most Northerly corner of Lot 11 of said Block 7; said point being on the Southerly boundary of the Klamath Falls-Lakeview Highway; thence Southwesterly along the Northerly boundary of said Lot 11, 159.0 feet to the most Westerly corner thereof; thence South 28 degrees 53' West along the Westerly boundary of said Lot 11, 64.2 feet to a point; thence South 89 degrees 52' East 106.1 feet to a point; thence South 1 degree 13' West 50 feet to a point on the South line of said Lot 13; thence East along the South line of said Lot 13 to the West boundary of a tract of land conveyed to C. I. Svensgaard, et ux., by deed recorded September 16, 1968 in Deed Book M-68 at Page 8342; thence North 34 degrees 52' East to a point on the South boundary of the Klamath Falls-Lakeview Highway; thence Northwesterly along the Southerly boundary of said Highway to the point of beginning.

CODE 58 MAP 3614-34DC TL 7300