

After Recording Return to:  
**LAWRENCE A. WAGNER and WINIFRED A. WAGNER**  
**4340 Homedale Road**  
**Klamath Falls, OR 97603**  
 Until a change is requested all tax statements  
 shall be sent to the following address:  
**LAWRENCE A. WAGNER and WINIFRED A. WAGNER**  
**4340 Homedale Road**  
**Klamath Falls, OR 97603**

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State of Oregon, County of Klamath  
Recorded 05/21/2004 10:55 AM  
Vol M04 Pg 322/2  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

Aspen 59213 MC  
BARGAIN AND SALE DEED

**KNOW ALL MEN BY THESE PRESENTS, That LARRY WAGNER AND WINNIE WAGNER, TRUSTEES OF THE LARRY & WINNIE WAGNER 1999 REVOCABLE TRUST, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto LAWRENCE A. WAGNER and WINIFRED A. WAGNER, 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:**

**Lot 1, Block 1, Tract No. 1044, WEMBLY PARK, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.**

*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 \$0-.*  
(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 May 17, 2004; 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.*

Larry Wagner  
LARRY WAGNER, TRUSTEE

Winnie Wagner  
WINNIE WAGNER, TRUSTEE

**STATE OF OREGON,**

**County of KLAMATH**

*The foregoing instrument was acknowledged before me this 17th day of May 2004, by Larry Wagner and Winnie Wagner.*

MG Liberman

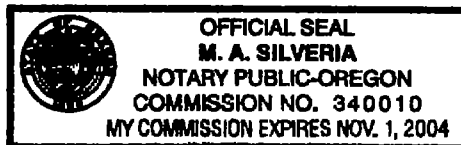
**Notary Public for Oregon**

My commission expires: 11/01/04

## BARGAIN AND SALE DEED

**, as grantor  
and**

**LAWRENCE A. WAGNER and WINIFRED A. WAGNER,**  
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.: 00059212**