

04 JUN 24 AM 10:43

BARGAIN AND SALE DEED (Individual or Corporate).

After Recording Return to:

CRAIG M. ELLSWORTH

JEANNA M. ELLSWORTH

2311 California Ave.  
Klamath Falls, OR 97601

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

Vol M04 Page 40759

State of Oregon, County of Klamath  
Recorded 06/24/2004 10:43 a. m  
Vol M04 Pg 40759  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

*Aspen 59324 WA*  
**BARGAIN AND SALE DEED**

KNOW ALL MEN BY THESE PRESENTS, That S. BAYGENT, TRUSTEE OF THE CALIFORNIA TRUST, #360-41-2311, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto CRAIG M. ELLSWORTH and JEANNA M. ELLSWORTH, husband and wife, hereinafter called Grantees, 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:

Lots 8 and 9, Block 40, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, 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 \$139,900.00.  
(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 \_\_\_\_\_; 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.

CALIFORNIA TRUST, #360-41-2311

*[Signature]*  
BY S. BAYGENT, TRUSTEE

STATE OF ~~OREGON~~ Nevada ) ss.

County of Washoe

The foregoing instrument was acknowledged before me this 21st day of June, 2004, by

*[Signature]*  
*[Signature]*  
Notary Public for ~~Oregon~~ Nevada

My commission expires: 10/16/05

**BARGAIN AND SALE DEED**  
**CALIFORNIA TRUST, as grantor**  
**and**

**CRAIG M. ELLSWORTH and JEANNA M. ELLSWORTH,**  
**as grantee**



This document is recorded at the request of:  
**Aspen Title & Escrow, Inc.**  
525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00059324

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