

04 SEP 16 PM 2:39

Vol M04 Page 61991

After Recording Return to:
KEVIN C. WESTFALL and CAROL F. WESTFALL
~~1201~~ P.O. Box 1746
Klamath Falls, OR. 97601

State of Oregon, County of Klamath
Recorded 09/16/04 2:39 p m
Vol M04 Pg 61991-92
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

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

Aspen: 58787MA
WARRANTY DEED
(INDIVIDUAL)

CALVIN A. BRIDGESTOCK and SHIRLEY M. BRIDGESTOCK, TRUSTEES OF THE BRIDGESTOCK FAMILY LIVING TRUST DATED JULY 16, 2001, herein called Grantor, convey(s) to KEVIN C. WESTFALL and CAROL F. WESTFALL, husband and wife, herein called Grantees, all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$295,000.00, as paid by an accommodator pursuant to an IRC 1031 exchange by Grantees.
(here comply with the requirements of ORS 93.930)

KCW
CFW
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.

Dated September 15, 2004.

BRIDGESTOCK FAMILY LIVING TRUST DATED JULY 16, 2001

BY: *Calvin A. Bridgestock*
CALVIN A. BRIDGESTOCK, TRUSTEE and
INDIVIDUALLY

BY: *Shirley M. Bridgestock*
SHIRLEY M. BRIDGESTOCK, TRUSTEE and
INDIVIDUALLY

STATE OF OREGON, County of Klamath) ss.

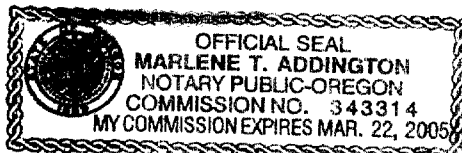
On September 15th, 2004, personally appeared the above named Calvin A. Bridgestock and Shirley M. Bridgestock, as Trustees of the BRIDGESTOCK FAMILY LIVING TRUST.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00058787

Before me: *Marlene T. Addington*
Notary Public for Oregon
My commission expires: March 22, 2005
Official Seal



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Exhibit A

PARCEL 1:

A tract of land in Government Lot 1 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Commencing at the Northwest corner of said Section 5; thence East 1908.8 feet, along the North line of said section, to an intersection with the centerline of the Riverside Spur Tract of the Great Northern Railway Company; thence South 21° 35' East, along said centerline 657.83 feet; thence South 68° 25' West 22.5 feet to the Northeast corner of a tract of land conveyed to the Natural Gas Corporation of Oregon by Deed recorded October 27, 1930 in Book 93, Page 171, Deed Records of Klamath County, Oregon; thence South 68° 25' West 68.19 feet; thence North 14° 00' West 103 feet to the true point of beginning of the tract to be herein described; thence South 87° 00' West, along the Southerly boundary of a tract formerly owned by said Railway Company 231.0 feet to a point on the Easterly boundary of the right of way of the Klamath Falls-Ashland Highway; thence North 23° 50' West along the said highway right of way line, 105.8 feet to the centerline of a certain roadway easement 24 feet in width as reserved in a deed recorded August 17, 1955 in Deed Book 276, Page 484; thence North 81° 40' East, along said centerline 113.5 feet; thence Southeasterly on said centerline, along a 32° curve to the right, through an angle of 67° 24' for a distance of 210.6 feet; thence Southeasterly on said centerline and tangent to said curve to a point in the Southerly boundary of said tract formerly owned by said Railway Company from which the true point of beginning herein bears South 87° 00' West; thence South 87° 00' West 28.6 feet to the true point of beginning.

EXCEPT from the foregoing described tract that part lying Northerly and Northeasterly of a line drawn parallel with and 12 feet Southerly from (when measured at right angles to) the Northerly and Northeasterly line of said herein described tract.

PARCEL 2:

All that portion of Lot 1, Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point in the East line of the county road leading from Klamath Falls to Keno, which point is South 7° 3' East 92.2 feet; South 14° 30' East 312.55 feet, South 23° 50' East 179.6 feet along the East line of said county road from the intersection thereof with the North line of said Lot 1, Section 5; thence from said point of beginning North 87° East 231.0 feet along the Southerly boundary of the C.R. DeLap Tract; thence South 14° East 103.0 feet; thence South 62° 23' West 77.0 feet; thence South 83° 52' West 101.8 feet, more or less to the East line of the State Highway; thence along said East line of the State Highway North 32° 25' West 160.0 feet to the point of beginning.

PARCEL 3:

An irregular tract of land situated in Lot 1, Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point of intersection of the North line of Lot 1, Section 5, and the East line of the county road leading from Klamath Falls to Keno; thence South 7° 3' East, 92.2 feet; thence South 14° 30' East, 312.55 feet; thence South 23° 50' East, 179.6 feet; thence North 87° 00' East, 231.0 feet along the Southerly boundary of the C.R. DeLap tract to the true point of beginning for this description; thence continuing North 87° 00' East, 15.41 feet to a point on the West line of a 24 foot road right of way; thence South 30° 56' East along said West line of said road right of way, 98.62 feet; thence South 68° 25' West, 43.87 feet; thence North 14° 00' West, 103.00 feet to the true point of beginning.