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ATC: 59746AF

EA NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



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Grantor's Name and Address

Grantee's Name and Address

After recording, return to (Name, Address, Zip):
 MR. AND MRS. GARY NISKALA
 PO BOX 546
 RUNNING SPRINGS, CA 92382

Until requested otherwise, send all tax statements to (Name, Address, Zip):
 SAME AS ABOVE

SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath fixed.
 Recorded 11/08/04 10:31 a m
 Vol M04 Pg 76619-20
 Linda Smith, County Clerk
 Fee \$ 26.00 # of Pgs 2 eputy.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that GARY NISKALA AND DEBORAH NISKALA

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto GARY G. NISKALA AND DEBORAH L. NISKALA TRUSTEES OF THE NISKALA FAMILY TRUST 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 any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

BEGINNING AT THE NORTH ONE QUARTER CORNER OF SECTION 31, TOWNSHIP 34 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON; THENCE SOUTH 89°56'41" EAST ON THE NORTH LINE OF SAID SECTION 31, A DISTANCE OF 253.15 FEET TO THE WEST RIGHT OF WAY LINE OF STATE HIGHWAY NO. 62; THENCE SOUTH 11°51'08" EAST ON SAID RIGHT OF WAY LINE A DISTANCE OF 334.42 FEET; THENCE WEST TO A POINT ON THE EAST RIGHT OF WAY LINE OF STATE HIGHWAY 422, SAID POINT BEING SOUTH 5°48'34" EAST A DISTANCE OF 330.11 FEET FROM THE NORTH LINE OF SAID SECTION 31; THENCE NORTH 5°48'34" WEST, ON SAID EAST RIGHT OF WAY LINE A DISTANCE OF 330.11 FEET TO THE NORTH LINE OF SAID SECTION 31, THENCE SOUTH 89°56'41" EAST A DISTANCE OF 959.70 FEET TO THE POINT OF BEGINNING.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$10 CONVEY TITLE. However, the actual consideration consists of or includes other property or value given or promised which is part of the the whole (indicate which) consideration. (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on 11/2/2004; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

GARY NISKALA
 Deborah Niskala
 DEBORAH NISKALA

STATE OF OREGON, County of _____) ss.

This instrument was acknowledged before me on by GARY NISKALA AND DEBORAH NISKALA

This instrument was acknowledged before me on by _____

as of See attached form

Notary Public for Oregon My commission expires _____

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

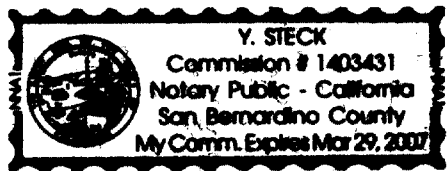
76620

State of California }
County of San Bernardino } ss.

On November 2nd, 2004 before me, Y. Steck, Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
personally appeared Gary Niskala and Deborah Niskala
Name(s) of Signer(s)

personally known to me
 proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.
[Signature]
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Bargain and sale Deed
Document Date: 11/2/2004 Number of Pages: 2-
Signer(s) Other Than Named Above: none

Capacity(ies) Claimed by Signer

Signer's Name: Gary Niskala And Deborah Niskala

- Individual(s)
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: Themselves

