

55291

BARGAIN AND SALE DEED

Vol. 1485 Page 18314

KNOW ALL MEN BY THESE PRESENTS, That BRET P. WANGAN and JOY D. WANGAN, hereinafter called the Grantor for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto ROBERT D. NELSON, hereinafter called the Grantee, and 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 5, Block 41, BUENA VISTA 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.

Subject to any and all encumbrances of record.

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-. This conveyance is made by grantor to grantees in consideration of the grantees' forebearance of exercising their remedies under that certain trust deed dated April 12, 1983, with a balance of \$ on said contract. It is the intent of grantor to convey to grantees all of grantor's right, title and interest of every kind and nature arising from said trust deed. The consideration for this conveyance, in terms of dollars, is none insofar as the total consideration is the forebearance by grantees to foreclose the trust deed mentioned above.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals. This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses.

In Witness Whereof, the Grantor has executed this instrument this 17th day of October, 1985.

Bret P. Wangan
BRET P. WANGAN

Joy D. Wangan
JOY D. WANGAN

STATE OF CALIFORNIA)
County of Sacramento) ss.
October 17, 1985.

Personally appeared the above named Bret P. Wangan and acknowledged the foregoing instrument to be his voluntary act and deed. (only)

Before me:

Rosemary C. Heberle
NOTARY PUBLIC for Oregon California
My Commission expires: Nov. 17, 1987



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OK
9.00

STATE OF CALIFORNIA)
County of SACRAMENTO) ss.

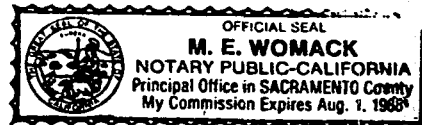
18315

OCTOBER 25, 1985.

Personally appeared the above named Joy D. Wangan and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

M. E. Womack
NOTARY PUBLIC for ~~Oregon~~ CALIFORNIA
My Commission expires: AUGUST 1, 1988



Grantor's name and address:

Bret P. Wangan
Joy D. Wangan

Grantee's name and address:

Robert D. Nelson

4404 S. 6TH
KLAMATH FALLS, OR 97603

After recording return to:

Robert D. Nelson

Mail tax statements to:

Robert D. Nelson
4404 S. 6TH
KLAMATH FALLS, OR 97603

STATE OF OREGON)
County of Klamath) ss.

for
recorder's
use

I certify that the within instrument was received for record on the 12th day of November, 1985, at 2:24 o'clock P.M., and recorded in book/reel/volume No. M85 on page 18314 or as document/fee/file/ instrument/microfilm No. 55291 Record of Deeds of said county.

Name Evelyn Biehn, Klamath County Clerk Title

By Pam Smith

Fee: \$9.00