

97939

MTC 20772
BARGAIN AND SALE DEED

Vol. m89 Page 4163

KNOW ALL MEN BY THESE PRESENTS, That JESSE WEIGEL, an unmarried man,

hereinafter called grantor,
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto CHARLES V. GEBHART
and MURAY R. GEBHART, his wife, as Joint Tenants
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:

See Exhibit "A" attached hereto and made a part hereof.

STATE OF CALIFORNIA

County of Santa Cruz } ss.

On March 6, 1989, before me, the undersigned, a Notary Public
in and for said State, personally appeared Jesse Weigel

, personally known to me or proved to me
on the basis of satisfactory evidence to be the person whose name is
subscribed to the within instrument, and acknowledged to me that he executed it.

ACKNOWLEDGMENT—INDIVIDUAL
WTI FORM NO. 60 — 1/83



(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 \$ part of an IRC-1031 Exchange.

However, the actual consideration consists of or includes other property or value given or promised which is
the whole part of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

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.

In Witness Whereof, the grantor has executed this instrument this 2nd day of March, 1989;
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.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-
SCRIBED 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.

(If the signer of the above is a corporation,
use the form of acknowledgment opposite.)

(ORS 194.570)

STATE OF OREGON,

County of _____ } ss.

The foregoing instrument was acknowledged before
me this _____, 19____, by

Notary Public for Oregon

(SEAL)

My commission expires:

STATE OF OREGON, County of _____ } ss.

The foregoing instrument was acknowledged before me this
_____, 19____, by _____
president, and by _____
secretary of _____

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon

(SEAL)

My commission expires:

(If executed by a corporation,
affix corporate seal)

Jesse Weigel
617 Burlingame
Capitola, CA 95010
GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. Charles Gebhart
P. O. Box 1407
Gardnerville, NV 89410
GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Charles Gebhart
P. O. Box 1407
Gardnerville, NV 89410
NAME, ADDRESS, ZIP

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

Mr. and Mrs. Charles Gebhart
P. O. Box 1407
Gardnerville, NV 89410
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of _____ } ss.

I certify that the within instru-
ment was received for record on the
_____ day of _____, 19____,
at _____ o'clock _____ M., and recorded
in book/fee/volume No. _____ on
page _____ or as fee/tile/instru-
ment/microfilm/reception No. _____
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

By _____ Deputy

Order No: 20972

EXHIBIT "A"

A portion of the SE1/4 NW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a 1 inch axle marking the Southwesterly corner of lot 82 of Pleasant Home Tracts, a duly recorded subdivision; thence North 89 degrees 24' 30" East along the Southerly boundary of said Lot 82 and said Pleasant Home Tracts a distance of 660.20 feet to a 3/4 inch iron pipe; thence South 00 degrees 35' 00" East a distance of 1301.82 feet to the Northerly right of way line of South Sixth Street (State Highway No. 140); thence North 88 degrees 59' 04" East along said Northerly right of way line 102.50 feet to the true point of beginning as marked by a P-K Nail; thence continuing along said Northerly right of way line North 88 degrees 59' 04" East 142.5 feet to a 1/2 inch iron pin on the Easterly line of that parcel of land as described in Deed Volume M72, page 760, Records of Klamath County, Oregon; thence along said Easterly line North 00 degrees 35' 00" West 154.43 feet to a 5/8 inch iron pin; thence South 89 degrees 25' 00" West 142.52 feet to a 5/8 inch iron pin; thence South 00 degrees 35' 00" East 155.35 feet to the true point of beginning, with bearings based on Survey No. 1480, as recorded in the office of the Klamath County Surveyor.

Tax Account No: 3909 002BD 03800

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 10th day
of March A.D. 19 89 at 2:30 o'clock P.M., and duly recorded in Vol. M89
of Deeds on Page 4163

FEE \$13.00

Evelyn Biehn County Clerk

By Caroline Middleton