

NE

36901

37732

BARGAIN AND SALE DEED

Vol. mal Page 23047

KNOW ALL MEN BY THESE PRESENTS, That

ROBERT V. WETHERN, SR.

, hereinafter called grantor,
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

SHAWN GREGORY BRADBURY

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:

LOT 26, BLOCK 93, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT 4

(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 \$6,900.00

① 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) ~~Other property or value given or promised which is the whole part of the consideration (indicate which) Other property or value given or promised which is the whole part of the consideration (indicate which)~~ 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 12 day of November, 1991;
if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly author-
ized to do so 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.

ROBERT V. WETHERN, SR.

STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on 11/1, 1991,by Robert V. Wethern, Sr.

This instrument was acknowledged before me on _____, 19____,

by _____

as _____

of _____

My commission expires 7/23/93 Notary Public for Oregon

ROBERT WETHERN
Rural Rt. 2, Box 323R
Bonanza, Oregon 97623

GRANTOR'S NAME AND ADDRESS

SEE BELOW

GRANTEE'S NAME AND ADDRESS

After recording return to:

SHAWN BRADBURY
9565 BOLTON
MONTCLAIR, CA 91763
NAME, ADDRESS, ZIP

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

SHAWN BRADBURY
9565 BOLTON
MONTCLAIR, CA 91763
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath ss.

I certify that the within instru-
ment was received for record on the
4th day of Nov, 1991,
at 11:05 o'clock A.M., and recorded
in book/reel/volume No. M91 on
page 23047 or as fee/file/instru-
ment/microfilm/reception No. 36901,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk..
NAME TITLE

By Daniel Mulendou Deputy

Fee \$28.00

NOV 14 AM 11 05

23046



Other than as shown of record, neither the said beneficiary nor the said trustee has any actual notice of any person having or claiming to have any lien upon or interest in the real property hereinabove described subsequent to the interest of the trustee in the trust deed, or of any successor in interest to the grantor or of any lessee or other person in possession of or occupying the property, except:

NAME AND LAST KNOWN ADDRESS

NATURE OF RIGHT, LIEN OR INTEREST

NONE

Notice is further given that any person named in Section 86.753 of Oregon Revised Statutes has the right, at any time prior to five days before the trustee conducts the sale, to have this foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of the principal as would not then be due had no default occurred) and by curing any other default complained of herein that is capable of being cured by tendering the performance required under the obligation or trust deed, and in addition to paying said sums or tendering the performance necessary to cure the default, by paying all costs and expenses actually incurred in enforcing the obligation and trust deed, together with trustee's and attorney's fees not exceeding the amounts provided by said Section 86.753 of Oregon Revised Statutes.

In construing this notice, the masculine gender includes the feminine and the neuter, the singular includes the plural, the word "grantor" includes any successor in interest to the grantor as well as any other person owing an obligation, the performance of which is secured by said trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED: October 31 19..91.

ASPEN TITLE & ESCROW, INC.

BY

Trustee

XXXXXXXXXXXXXXXXXXXXXXXXXXXX

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

(ORS 194.570)

STATE OF OREGON, County of Klamath) ss.

County of

The foregoing instrument was acknowledged before
me this 19....., by

The foregoing instrument was acknowledged before me this
October 31 19..91, by ANDREW A. PATTERSON

XX
Assistant secretary of

ASPEN TITLE & ESCROW, INC.

a Oregon corporation, on behalf of the corporation

Notary Public for Oregon
(SEAL)

(SEAL)

My commission expires:

My commission expires:

7/23/93

NOTICE OF DEFAULT AND ELECTION TO SELL

(FORM No. 884)

STEVENS-NESS LAW PUB. CO., PORTLAND, OR.

Re: Trust Deed From

Janet L. Garcia

Grantor

To

Aspen Title & Escrow, Inc.

Trustee

AFTER RECORDING RETURN TO
Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,
County of Klamath) ss.

I certify that the within instru-
ment was received for record on the
4th day of Nov., 19..91,
at 11:04 a'clock A.M., and recorded
in book/reel/volume No. M91
page 23045 or as fee/file/instrument/
microfilm/reception No. 36900

Record of Mortgages of said County.

Witness my hand and seal of
County affixed.

Evelyn Bish, County Clerk

NAME TITLE

By Deputy

Fee \$13.00