

NE

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91458

BARGAIN AND SALE DEED

Vol. m91 Page **23050**

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
JEFFREY D. COWDIN & MICHELE R. COWDIN, HUSBAND AND WIFE,
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 7, BLOCK 114, 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 \$11,900.00

① ~~However, the entire consideration of or include other property or value given or promised, which is~~
the whole consideration (indicate which) ② ~~It is not applicable, should be deleted. See ORS 91.030.~~

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 15 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 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.

ROBERT V. WETHERN, SR.

STATE OF OREGON, County of Klamath) ss. /

This instrument was acknowledged before me on 11/1, 1991

By Robert V. Wäthen, SR

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

by

as:

of:

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✓

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

GRANTOR'S NAME AND ADDRESS

SAME AS BELOW

GRANTEE'S NAME AND ADDRESS

After recording return to:

JEFF & MICHELE COWDIN
220 LOIS LANE
GALT, CA. 95632

NAME, ADDRESS, ZIP

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

JEFF & MICHELLE COWDIN
220 LOIS LANE
GALT, CA. 95632

NAME ADDRESS ZIP

STATE OF OREGON,

County ofKlamath.

I certify that the within instrument 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 23050 or as fee/file/instrument/microfilm/reception No. 36903. Record of Deeds of said county.

Witness my hand and seal of
County affixed.

NAME	TITLE
Evelyn Biehn	County Clerk

NAME _____

TITLE

By Patience Mullens Deputy

Fee \$28.00

The grantor covenants and agrees to and with the beneficiary and those claiming under him, that he is lawfully seized in fee simple of said described real property and has a valid, unencumbered title thereto

THIS TRUST DEED SECURES A NOTE OF EVEN DATE.

and that he will warrant and forever defend the same against all persons whomsoever.

The grantor warrants that the proceeds of the loan represented by the above described note and this trust deed are:
(a) ~~primarily for grantor's personal, family or household purposes (see Important Notice below)~~
(b) ~~for other purposes (see Important Notice below)~~

This deed applies to, inures to the benefit of and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, personal representatives, successors and assigns. The term beneficiary shall mean the holder and owner, including pledgee, of the contract secured hereby, whether or not named as a beneficiary herein. In construing this deed and whenever the context so requires, the masculine gender includes the feminine and the neuter, and the singular number includes the plural.

IN WITNESS WHEREOF, said grantor has hereunto set his hand the day and year first above written.

* IMPORTANT NOTICE: Delete, by lining out, whichever warranty (a) or (b) is not applicable; if warranty (a) is applicable and the beneficiary is a creditor as such word is defined in the Truth-in-Lending Act and Regulation Z, the beneficiary MUST comply with the Act and Regulation by making required disclosures; for this purpose use Stevens-Ness Form No. 1319, or equivalent. If compliance with the Act is not required, disregard this notice.

SHAWN GREGORY BRADBURY



OFFICIAL NOTARY SEAL
GAIL L. PETERSON
Notary Public - California
LOS ANGELES COUNTY
My Comm. Expires JAN 16, 1995

CALIFORNIA
STATE OF OREGON, County of Los Angeles) ss.

This instrument was acknowledged before me on October 29, 1991,

by Shawn Gregory Bradbury, 1991,

by _____
as _____



OFFICIAL NOTARY SEAL
GAIL L. PETERSON
Notary Public - California
LOS ANGELES COUNTY
My Comm. Expires JAN 16, 1995

Notary Public for Oregon
My commission expires Jan. 16, 1995

REQUEST FOR FULL RECONVEYANCE

To be used only when obligations have been paid.

TO: _____, Trustee

The undersigned is the legal owner and holder of all indebtedness secured by the foregoing trust deed. All sums secured by said trust deed have been fully paid and satisfied. You hereby are directed, on payment to you of any sums owing to you under the terms of said trust deed or pursuant to statute, to cancel all evidences of indebtedness secured by said trust deed (which are delivered to you herewith together with said trust deed) and to reconvey, without warranty, to the parties designated by the terms of said trust deed the estate now held by you under the same. Mail reconveyance and documents to _____

DATED: _____, 19____.

Beneficiary

Do not lose or destroy this Trust Deed OR THE NOTE which it secures. Both must be delivered to the trustee for cancellation before reconveyance will be made.

TRUST DEED

(FORM No. 881)

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

SHAWN BRADBURY
9565 BOLTON
MONTCLAIR, CA. 91763

Grantor

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

Beneficiary

AFTER RECORDING RETURN TO

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

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,
County of Klamath) ss.

I certify that the within instrument 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 23048 or as fee/file/instrument/microfilm/reception No. 36902, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk.
NAME TITLE

By Pauline M. Mullen, Deputy

Fee \$13.00