

K-42752

STATUTORY WARRANTY DEED
(Individual or Corporation)

ORRIN BENDFELT

conveys and warrants to ROBERT B. BARNER AND EVELYN E. BARNER, husband and wife, Grantor,
the following described real property in the County of Klamath and State of Oregon, Grantee.

SEE ATTACHED EXHIBIT "A"

This property is free of liens and encumbrances, EXCEPT:

Subject to reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

The true consideration for this conveyance is \$ 135,000.00 (Here comply with the requirements of ORS 93.030*).

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 THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DATED this 31st day of October 19 91. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

X Orrin Bendfelt
ORRIN BENDFELT

WASHINGTON

STATE OF ~~OREGON~~, County of KING ss.

The foregoing instrument was acknowledged before me
this 31 day of Oct 19 91
by Orrin Bendfelt

CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of _____ ss.

The foregoing instrument was acknowledged before me
this _____ day of _____ 19 _____
by _____ and _____
of _____
a corporation, on behalf of the corporation.

Diana Louise Dean
Notary Public for Oregon
My commission expires:

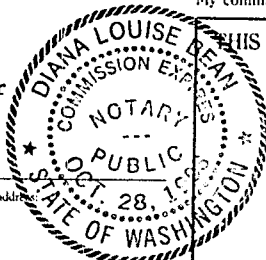
Notary Public for Oregon
My commission expires:

After recording return to:

Mr. & Mrs. Robert F. Barner
35920 42nd St. East
Palmdale, Ca 93550
NAME, ADDRESS, ZIP

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

-Same As Above



THIS SPACE RESERVED FOR RECORDER'S USE

23082

DESCRIPTION OF CONTRACT:
PURCHASER: EDWARD G. GILMORE & LORI A. GILMORE
SELLER: THE BANK OF CALIFORNIA, N.A., as Trustee
CONTRACT RECORDED: 11-30-82, Vol. M82, Page 16188, Deed of records of Klamath County, dated 3-5-82
AMOUNT AND TERMS OF CONTRACT: \$6,000.00. \$300.00 down, balance of \$5700.00 at \$88.51 per month starting 6-1-82 until paid
including 14% interest per annum.
PROPERTY COVERED BY CONTRACT: Lot 10 in Block 3, Mt. Scott Meadow, according to the official plat thereof on file in the office
of the County Clerk of Klamath County, Oregon.
NATURE AND AMOUNT OF DEFAULT: Failure to pay: (A) 84 regular monthly payments at \$88.51 or a total of \$7434.84. (B) Real
property taxes in the sum of \$992.88 plus interest to date.
AMOUNT OWING ON OBLIGATION: Principal balance of \$5148.09 with interest at 14% percent per annum from 5-22-84, plus taxes, attorney
fees, and foreclosure costs.
DATE AFTER WHICH CONTRACT FORFEITED IF DEFAULT NOT CURED: 9-03-91
If the default is cured as set forth in paragraph 5 of this Notice, the Purchaser and all persons claiming through the Purchaser
shall have no further rights in the contract or the property and no person shall have any right to redeem the property. All sums
previously paid under the contract by or on behalf of the Purchaser shall belong to and be retained by the Seller or other person
whom paid under the terms of the contract.
CURE OF DEFAULT TO AVOID FORFEITURE:
It is given that forfeiture may be avoided under the Contract by curing the default(s) by payment of the entire amount due, other
such portion of principal as would not then be due had no default occurred, and tendering performance of other obligations in
full, together with costs and expenses actually incurred in enforcing the contract on or before 9-03-91. AMOUNT TO CURE: \$8995.72
DATE 4-23-91.
NAME AND ADDRESS OF SELLER'S ATTORNEY: (Address to Remit Payment)
James R. Uerlings, BOIVIN, JONES & UERLINGS
110 N. Sixth Street, Suite 209
Klamath Falls, OR 97601

Copy of this Notice, together with an Affidavit of Mailing shall be recorded.

[Signature]
JAMES R. UERLINGS OSB #76030
Attorney for Seller

County of Oregon }
County of Klamath } ss.
On this 21 day of June, 1991, personally appeared before me the above named JAMES R. UERLINGS and acknowledged the
same to be his voluntary act and deed.

[Signature]
NOTARY PUBLIC FOR OREGON
My Commission Expires: 7-24-93

PROOF OF MAILING NOTICE OF DEFAULT AND FORFEITURE OF CONTRACT

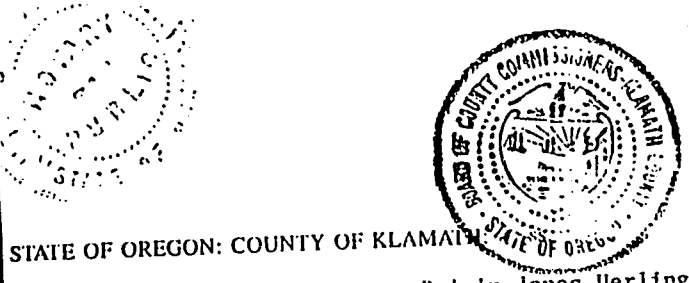
County of Oregon }
County of Klamath } ss.
I, James R. Uerlings, being first duly sworn, depose and say: That I am the attorney for The Bank of California, N.A.,
seller under a Contract between said parties, The Bank of California, N.A. as Trustee, and EDWARD G. GILMORE & LORI A. GILMORE,
buyer. The contract was recorded 11-30-82, in Volume M82, Page 16188, Deed Records, Klamath County, Oregon, covering the
following described real property in Klamath County, Oregon:
Lot 10 in Block 3, Mt. Scott Meadow, according to the official plat thereof on file in the office of the County Clerk of
Klamath County, Oregon.

Together with all improvements on said real property presently existing or which may be hereafter added to said real property.
I hereby certify that I mailed by first class mail and by certified mail, return receipt requested a copy of the attached
NOTICE OF DEFAULT AND FORFEITURE to the persons listed below, on the date and to the address indicated which was the last known
address to the Seller, by placing said NOTICE in a sealed envelope with postage fully paid thereon, and depositing the same in the
United States Mail.

EDWARD G. GILMORE & LORI A. GILMORE
PO BOX 190
BLACK RIVER, NY 13612

On this 21 day of June, 1991.
[Signature]
JAMES R. UERLINGS

Subscribed and sworn to before me this 21 day of June, 1991.
[Signature]
NOTARY PUBLIC FOR OREGON
Commission expires: 7-24-93



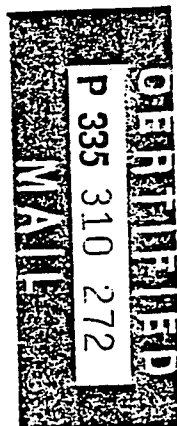
STATE OF OREGON: COUNTY OF KLAMATH
Filed for record at request of Boivin, Jones, Uerlings the 24th day
of June A.D. 19 91 at 2:02 o'clock P.M., and duly recorded in Vol. M91
of Mortgages on Page 12024
FEE \$8.00
INDEXED
By Evelyn Biehn County Clerk
By *[Signature]*

STATE OF OREGON: COUNTY OF KLAMATH: ss.
Filed for record at request of Klamath County Title Co. the 4th day
of Nov. A.D. 19 91 at 4:48 o'clock P.M., and duly recorded in Vol. M91
of Deeds on Page 23080
FEE none
By Evelyn Biehn County Clerk
By *[Signature]*
(Being Re-Recorded to put in Deed Records)

23081

BOVIN, JONES & UERLINGS
ATTORNEYS AT LAW
110 N. SIXTH STREET
KLAMATH FALLS, OREGON 97601-0215

Not deliverable as addressed
Unable to forward



ADDRESS CORRECTION REQUESTED
EDWARD S. GILMORE & LORI A. GILMORE
PO BOX 190
BLACK RIVER, NY 13612

RECEIVED JUN 27 1991