

96115

## BARGAIN AND SALE DEED

13016-7403

KNOW ALL MEN BY THESE PRESENTS, That Richard L. Wendt and Nancy Wendt, hereinafter called grantor, husband and wife, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Richard Lester Wendt, as Trustee of the Richard Lester Wendt Revocable Living Trust and Nancy Jane Wendt, as \*\*, 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:

Lots 24 and 25 of LOMA LINDA HEIGHTS, according to the duly recorded plat thereof on file in the records of Klamath County, Oregon, SUBJECT TO: (1) Reservations and restriction contained in the dedication of Loma Linda Heights, as follows: "subject to a 20 foot minimum set-back line as shown, said set back line being variable subject to the approval of the City of Klamath Falls Planning Commission, also subject to a six foot easement along the back of each lot for future sanitary sewers and public utilities." (2) Declaration of Conditions and Restrictions, given by John F. Glubrecht and Leah B. Glubrecht, first parties, to the public, dated August 4, 1955, recorded August 4, 1955, on page 330 of Vol. 276 of Deeds. (3) Amendment to Declaration of Conditions and Restrictions of Loma Linda Heights, dated December 1, 1955, recorded January 5, 1956, in Deed Volume 280, page 263, records of Klamath County, Oregon. (4) Right of way, including the terms and provisions thereof, given by John F. Glubrecht and Leah B. Glubrecht, husband and wife, to the California Oregon Power Company, a California corporation, dated October 17, 1956, recorded October 23, 1956 in Deed Volume 287, page 400, records of Klamath County, Oregon.

SEE REVERSE SIDE FOR ADDITIONAL DESCRIPTION AND INFORMATION

\*\* Trustee of the Nancy Jane Wendt Revocable Living Trust

(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 \$ 0.  
 However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 11 day of March, 1995; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

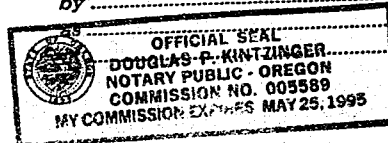
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

*Richard L. Wendt*  
*Nancy J. Wendt*

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on March 11, 1995,  
 by Richard L. Wendt and Nancy Wendt

This instrument was acknowledged before me on March 11, 1995,  
 by \_\_\_\_\_



*Douglas P. Kintzinger*

Notary Public for Oregon

My commission expires May 25, 1995

Richard L. and Nancy Wendt  
 826 Loma Linda  
 Klamath Falls, OR 97601

Grantor's Name and Address

Richard Lester Wendt as Trustee of the  
 Richard Lester Wendt Revocable Living Trust and  
 Nancy Jane Wendt as Trustee of the  
 Nancy Jane Wendt Revocable Living Trust  
 826 Loma Linda  
 Klamath Falls, OR 97601

Grantee's Name and Address

AFTER RECORDING RETURN TO NAME, ADDRESS, ZIP:  
 Richard L. Wendt, Trustee  
 826 Loma Linda Avenue  
 Klamath Falls, OR 97601

UNLESS REQUESTED OTHERWISE SEND ALL TAX STATEMENTS TO NAME, ADDRESS, ZIP:  
 C/O Richard L. Wendt as Trustee of the  
 Richard Lester Wendt Revocable Living Trust and  
 Nancy Jane Wendt as Trustee of the  
 Nancy Jane Wendt Revocable Living Trust  
 826 Loma Linda Avenue  
 Klamath Falls, OR 97601

STATE OF OREGON,

County of \_\_\_\_\_ ss.

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_. Record of Deeds of said County. Witness my hand and seal of County affixed.

NAME

TITLE

By \_\_\_\_\_ Deputy

SPACE RESERVED  
 FOR  
 RECORDER'S USE

Each of Richard Lester Wendt, as Trustee of the Richard Lester Wendt Revocable Living Trust and Nancy Jane Wendt, as Trustee of the Nancy Jane Wendt Revocable Living Trust shall by this instrument have and hold an undivided  $\frac{1}{2}$  interest as tenants in common in the property hereby conveyed.

STATE OF OREGON, COUNTY OF CLATSOP

Filed for record at request of Mountain Title Co the 13th day  
of March A.D., 19 95 at 3:43 o'clock P M., and duly recorded in Vol. 195  
of Deeds on Page 5622

Benjamin G. Letsch County Clerk

By Lynette Hiesteg Bernetha G. Letsch, County Clerk

DATE RECEIVED 10/10/2001

1. The following information was obtained from the records of the Department of the Interior, Bureau of Land Management, regarding the land owned by the United States in the State of California:

2. The total area of land owned by the United States in the State of California is approximately 100,000,000 acres.

3. The land is owned by the United States in several different capacities, including:

- a. Land owned by the United States in fee simple.
- b. Land owned by the United States in trust for the benefit of the people of the State of California.
- c. Land owned by the United States in trust for the benefit of the Indians of the State of California.
- d. Land owned by the United States in trust for the benefit of the Indians of the State of California.
- e. Land owned by the United States in trust for the benefit of the Indians of the State of California.

4. The land owned by the United States in the State of California is located in several different areas, including:

- a. The State of California.
- b. The State of California.
- c. The State of California.
- d. The State of California.
- e. The State of California.

5. The land owned by the United States in the State of California is located in several different areas, including:

- a. The State of California.
- b. The State of California.
- c. The State of California.
- d. The State of California.
- e. The State of California.

6. The land owned by the United States in the State of California is located in several different areas, including:

- a. The State of California.
- b. The State of California.
- c. The State of California.
- d. The State of California.
- e. The State of California.

7. The land owned by the United States in the State of California is located in several different areas, including:

- a. The State of California.
- b. The State of California.
- c. The State of California.
- d. The State of California.
- e. The State of California.

8. The land owned by the United States in the State of California is located in several different areas, including:

- a. The State of California.
- b. The State of California.
- c. The State of California.
- d. The State of California.
- e. The State of California.

9. The land owned by the United States in the State of California is located in several different areas, including:

- a. The State of California.
- b. The State of California.
- c. The State of California.
- d. The State of California.
- e. The State of California.

10. The land owned by the United States in the State of California is located in several different areas, including:

- a. The State of California.
- b. The State of California.
- c. The State of California.
- d. The State of California.
- e. The State of California.

*(Faint mirrored bleed-through from reverse side)*

[illegible]

County Clerk  
Witness my hand and seal of  
Record of Deeds of said County,  
and attestation reception A.C.  
in book, page volume No. \_\_\_\_\_  
on \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_  
ment was received for record on the \_\_\_\_\_  
County of \_\_\_\_\_ State of Oregon.

3-11-68