

NS

56139

98 APR -9 P3:28 Vol. 1998 Page 11731

Frank Wallace & Loren Preheim
5719 Hildebrand Rd.
Dairy, OR 97625
Grantor's Name and Address
FRANK & PEGGY WALLACE
LOREN PREHEIM
9450 Buesing Rd.
Klamath Falls, OR 97601
After recording, return to (Name, Address, Zip):
Frank & Peggy Wallace & Loren Preheim
9450 Buesing Rd.
Klamath Falls, OR 97601
Until requested otherwise, send all tax statements to (Name, Address, Zip):
Frank Wallace & Peggy Wallace
Loren Preheim
9450 Buesing Rd., Klamath Falls
OR 97601

SPACE RESERVED
FOR
RECORDER'S USE

Fee: \$30.00

MTC 43439-PS

STATE OF OREGON,
County of Klamath ss.

I certify that the within instrument
was received for record on the 9th day
of April, 1998, at
3:28 o'clock P.M., and recorded in
book/reel/volume No. M98 on page
11731 and/or as fee/file/instru-
ment/microfilm/reception No. 56139-Deed
Records of said County.

Witness my hand and seal of County
affixed.

Bernetha G. Letsch, Co. Clerk
NAME TITLE

By Kathleen Rose, Deputy.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that FRANK WALLACE & LOREN PREHEIM, each as to an
undivided 1/2 interest

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
FRANK WALLACE & PEGGY WALLACE, husband and wife as to an undivided 30% interest and LOREN
PREHEIM as to an undivided 70% interest
hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, heredi-
ments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County,
State of Oregon, described as follows, to-wit:

Parcel 2 of Land Partition 41-95 situated in Section 31 and 32, Township 40 South,
Range 10 East of the Willamette Meridian, Klamath County, Oregon, and Section 36,
Township 40 South, Range 9 East of the Willamette Meridian and Sections 5, 6, 7 and
8 of Township 41 South, Range 10 East of the Willamette Meridian, Klamath County,
Oregon.

If the property herein described is subdivided into parcels that need access,
Grantees herein acknowledge that they will be required to become members of
the proposed road maintenance association.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ OTHER THAN MONEY. However, the
actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate
which) consideration. (The sentence between the symbols Φ , if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be
made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 8 day of April, 1998; if
grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized
to do so by order of its board of directors.

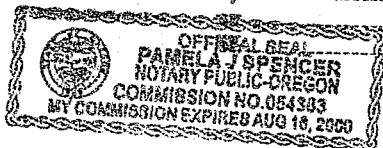
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN
THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGU-
LATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPRO-
PRIATE CITY OR COUNTY PLANNING DEPARTMENT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

Frank Wallace
Frank Wallace
Loren Preheim
Loren Preheim

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on April 8, 1998
by Frank Wallace

This instrument was acknowledged before me on _____, 19____,
by Loren Preheim



Pamela J. Spencer
Notary Public for Oregon
My commission expires 8/18/2000