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ATC # 04047697

Vol. M98 Page 21073



ROBERT V. WETHERN, SR.

7015 WIDGEON LN.

BONANZA, OR. 97623

Penny Garcia & Monica Garcia

4127 HAMLET DR

CONCORD, CA. 94521

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

PENNY GARCIA & MONICA GARCIA

4127 HAMLET DR.

CONCORD, CA. 94521

Until requested otherwise, send all tax statements to (Name, Address, Zip):

PENNY GARCIA & MONICA GARCIA

4127 HAMLET DR.

CONCORD, CA 94521

SPACE RESERVED
FOR
RECORDERS USE

Fee: \$30.00

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 18th day of June, 1998, at 3:13 o'clock P.M., and recorded in book/reel/volume No. M98 on page 21073 and/or as fee/file/instrument/microfilm/reception No. 60160-Deed Records of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

NAME

TITLE

By Kathleen Ross, Deputy.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that ROBERT V. WETHERN, SR.

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto PENNY L. GARCIA & MONICA L. GARCIA, NOT AS TENANTS IN COMMON, BUT WITH RIGHTS OF SURVIVORSHIP 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 any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

LOT 10, BLOCK 58, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT 2.

(IF SPACE INSUFFICIENT, CONTRA 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 \$3,500.00. 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 @, 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 18th day of June, 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 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.

Robert V. Wethern, SR.

ROBERT V. WETHERN, SR.

STATE OF OREGON, County of Klamath

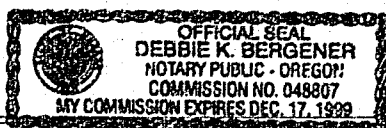
This instrument was acknowledged before me on June 18, 1998, by Robert V. Wethern Sr.

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

by _____

as _____

of _____



Debbie K. Bergener

Notary Public for Oregon

My commission expires

12-17-99