

NS

70070

98 NOV 18 P3:52

Vol. 2498 Page 42375

ROBERT V. WETHERN, SR.  
7015 WIDGEON LN.  
BONANZA, OR. 97623

ROSELLER & SUSAN ABELLAN  
740 HENDON WAY  
ELK GROVE, CA. 95758

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

ROSELLER & SUSAN ABELLAN  
740 HENDON WAY  
ELK GROVE, CA. 95758

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

ROSELLER & SUSAN ABELLAN  
740 HENDON WAY  
ELK GROVE, CA. 95758

SPACE RESERVED  
FOR  
RECORDER'S USE

Fee: \$30.00

MC 04048567

STATE OF OREGON,  
County of Klamath } ss.

I certify that the within instrument  
was received for record on the 18th day  
of November, 1998, at  
3:52 o'clock P.M., and recorded in  
book/reel/volume No. M98 on page  
42375 and/or as fee/file/instru-  
ment/microfilm/reception No. 70070-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  
ROSELLER A. ABELLAN & SUSAN G. ABELLAN, HUSBAND & WIFE.  
hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, heredi-  
taments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County,  
State of Oregon, described as follows, to-wit:

LOT 39, BLOCK 44, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT 2

(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 \$ 7,900.00

whereby the grantor has sold, transferred, conveyed and assigned unto the grantee the above described property, together with all rights and interests therein, which is a part of the whole parcel of land described in the plat of the same, and the whole of which is shown on the plat of the same, and the grantor has executed this instrument in full satisfaction of the debt of the grantor to the grantee, and the grantee has accepted of the same, and the grantor 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.

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 November, 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.

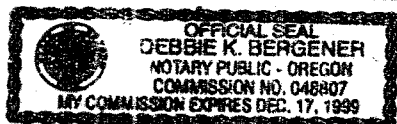
Robert V. Wethern, SR.  
ROBERT V. WETHERN, SR.

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on November 18, 1998, by Robert V. Wethern, SR.

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_

as \_\_\_\_\_



Debbie K. Bergener  
Notary Public for Oregon  
My commission expires 12-17-99