Vol.<u>M78</u> Page 45740 (F) 98 NUV 30 P3:53 RCMM 70647 ASPEN 01048679 BARGAIN AND SALE DEED Bruce Froemke, Trustee of the Bruce Froemke Revocable Living Trust, Grantor, conveys to John K. Mell and Marilyn J. Mell, husband and wife Grantees, the following described real property in Klamath County, Oregon, more particularly described as follows: Lot 26, Block 13 of STEWART, Klamath County, Oregon. Subject to reservations, restrictions, rights-of-way, easements of record and those apparent upon the land. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$20,000.00. In Witness Whereof, the grantor has executed this instrument this 64day of feb. . . . 1996. THIS INSTRUMENT WILL NOT ALLOW

BRUCE FROEMKE, Trustee of the

Bruce Froemke Revocable Living

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.

SS.

STATE OF OREGON

35

The Strong

COUNTY OF KLAMATH

Personally appeared before me Bruce Froemke, Trustee of the Bruce Froemke Revocable Living Trust and acknowledged the foregoing instrument to

SUBSCRIBED AND SWORN to before me this 6 day of Ebruary, 1995. 1996 5.2. OFFICIAL SEAL SANDRA S. REGINATO NOTARY PUBLIC - OREGON COMMISSION NO. 035178 Notary Public for freugh rato My commission expires Mar 23, 1998 My Commission Expires 93-23-98

43741

GRANTOR'S NAME AND ADDRESS:

Bruce A. Froemke, Trustee of the Bruce Froemke Revocable Living Trust 2824 Biehn Street Klamath Falls, Oregon 9701

GRANTEE'S NAME AND ADDRESS:

John K. Mell and Marilyn J. Mell 3226 Butte Street Klamath Falls, Oregon 97601

UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO:

John K. Mell and Marilyn J. Mell 3226 Butte Street Klamath Falls, Oregon 97601 STATE OF OREGON,

COUNTY OF KLAMATH

) ss.

I certify that the within instrument was received for record on the <u>30th</u> day of <u>November</u>, 1998, at <u>3:53</u> o'clock P. M., and recorded in book/reel/volume No. <u>M98</u> on page <u>43740</u> or as fee/file/instrument/microfilm/ reception No. 70647 , Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

Title

By Kattlun Roas

Fee: \$35.00

Deputy

AFTER RECORDING, RETURN TO:

John K. Mell and Marilyn J. Mell 3226 Butte Street Klamath Falls, OR 97601