



04/05/2010 02:47:22 PM

Fee: \$47.00

AFTER RECORDING RETURN TO:

Nathan J. Ratliff
Ratliff & Ratliff, P.C.
620 Main Street
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS:

The Estate of Barbara L. Abad
c/o Rachelle Gillerman
6850 E. Kentucky Avenue
Anaheim, CA 92807

GRANTEE'S NAME AND ADDRESS:

Randy Abad, 12602 Lindesmith Avenue, La Mirada, CA 90638
Rachelle Gillerman, 6850 E. Kentucky Avenue, Anaheim Hills, CA 92807
Alvino Abad, 24308 Kenosha Ct., Corona, CA 92883
Rick Abad, 19880 Carmelita Avenue, Corona, CA 92881

SEND TAX STATEMENTS TO:

Rachelle Gillerman
6850 E. Kentucky Avenue
Anaheim Hills, CA 92807

BARGAIN AND SALE DEED

RACHELLE GILLERMAN, Claiming Successor of the Small Estate of BARBARA L. ABAD aka BARBARA LYNNE ABAD, hereinafter referred to as grantor, conveys to **RANDY ABAD**, as to an undivided one-fourth interest, **RACHELLE GILLERMAN**, as to an undivided one-fourth interest, **ALVINO ABAD**, as to an undivided one-fourth interest, and **RICK ABAD**, as to an undivided one-fourth interest, **as tenants in common**, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

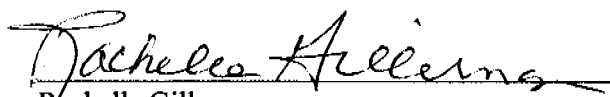
The South half of the West half of Lot 11, Block 2;
Also know as Lot(s) 11D, Block 2, Klamath Falls
Forest Estates Sycan Unit, as recorded in Klamath
County, Oregon

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00.

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 23rd day of March, 2010, 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.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.


Rachelle Gillerman
Claiming Successor

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STATE OF CALIFORNIA; County of Orange) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this _____ day of
March, 2010, by Rachelle Gillerman.

See attached

NOTARY PUBLIC FOR CALIFORNIA

My Commission expires:

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Orange

On 3/23/2010
Date

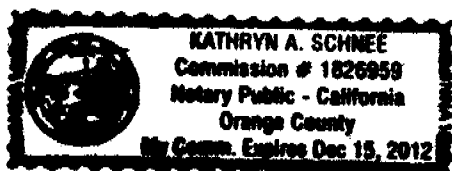
before me,

KATHRYN A SCHNEE
Here Insert Name and Title of the Officer

personally appeared

RACHELLE GILLERMAN
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Kathryn A Schnee

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Bargain and Sale Deed

Document Date: 3/23/2010

Number of Pages: 2

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Rachelle Gillerman

☒ Individual

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

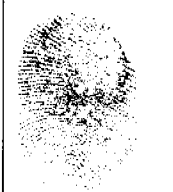
☐ Guardian or Conservator

☒ Other: Claiming Successor

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here



Signer's Name: _____

☐ Individual

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here

