

3225

BARGAIN AND SALE DEED

4438

67-722 1st
KNOW ALL MEN BY THESE PRESENTS:

VOLUME PAGE

THAT FIRST NATIONAL BANK OF OREGON, a national banking association, Grantor

for a valuable consideration to it in hand paid, the receipt of which is hereby acknowledged, has bargained and sold and by these presents does bargain, sell and convey unto ANDERSON & ASHBURN, INC., Grantee

their heirs and assigns, the following described real property, situate in the County of Klamath, State of Oregon, to-wit:

A Tract of land situated in the S $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 2, Township 41 South, Range 11 East of the Willamette Meridian, more particularly described as follows:

Beginning at the quarter section corner common to Sections 2 and 11, Township 41 South, Range 11 East of the Willamette Meridian; thence

North along the North and South centerline of Section 2, 412 feet; thence

Northeasterly to a point on the East line of Section 2, said point being 471 feet North of the Southeast corner of Section 2; thence

South 471 feet to the Southeast corner of Section 2; thence

West along the South line of Section 2 to the point of beginning.

ALSO the N $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 11, Twp. 41 S., Rge. 11 East, W. M.

BUT EXCEPTING THEREFROM that portion conveyed to Southern Pacific Railway Company, successors to Modoc Northern Railway Company, recorded November 8, 1911 in Deed Volume 35, page 228,, Deed Records of Klamath County, Oregon.

Subject to: Liens, assessments, statutes and regulations for irrigation or drainage purposes; easements and rights of way of record or appurtenant on the land.

Prior mortgage from Rudolph Cacka & Frances Cacka, husband and wife, to the Federal Land Bank of Spokane, a corporation, dated July 23, 1962 and recorded July 26, 1962 which the Grantees agree to assume.

The last half of the 1968-69 taxes, and redemption rights, if any, of Rudolph Cacka and Frances Cacka.

The true and actual consideration of the above conveyance is \$60,000 plus assumption of the balance of the Federal Land Bank loan.

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the above described property unto the said Grantees

their heirs and assigns, forever.

IN WITNESS WHEREOF, the said FIRST NATIONAL BANK OF OREGON, a national banking association,

pursuant to a resolution of its Board of Directors duly and regularly adopted, has caused these presents to be executed on its behalf by its duly authorized Officers,

and its corporate seal to be hereto affixed this 12 day of May 1969.

FIRST NATIONAL BANK OF OREGON

By S. Bailey
Vice President

By James M. Wilson
Assistant Cashier

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RE-1 5-65

STATE OF OREGON)
SS.
COUNTY OF MULTNOMAH

4440

May 12 19 69.

Personally appeared F. S. Bailly and James M. Wilson

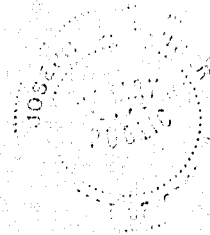
who, being duly sworn did say that they are

Vice President AND Assistant Cashier

respectively of FIRST NATIONAL BANK OF OREGON, a national banking association,

the within named Association

and that the seal affixed to said instrument is the corporate seal of said Association and that the said instrument was signed and sealed in behalf of said Association by authority of its Board of Directors; and they acknowledged said instrument to be its voluntary act and deed. BEFORE ME:



Joseph C. Gaudin
Notary Public for Oregon

My Commission expires: 10-21-69

BARGAIN AND SALE DEED

FIRST NATIONAL BANK OF OREGON

to

Anderson and Ashburn, Inc.

A Washington corporation

STATE OF OREGON) SS.
COUNTY OF KLAMATH

I certify that the within instrument was received for record on the 9th day of June A.D. 19 69 at 11:00 o'clock P.M., and recorded in Book M-69 on Page 4439 Record of Deeds of said County.

Witness my hand and seal of County Affixed.

WM D. MILNE, COUNTY CLERK

Recorder of Conveyances

Charles H. Christman
Deputy

FEE \$ 3.00

After Recording, return to:

Transamerica Title Insurance Co.
315 S. W. 4th Ave.
Portland, Oregon 97204
Escrow 51891 RB
Order No. 69-722