

41-119

49022

VOL. 71 PAGE 1408

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, that UNITED STATES NATIONAL BANK OF OREGON, a National Banking Association, hereinafter called Grantor, does hereby grant, bargain, sell and convey unto EDGAR D. ISENSEE, Grantee, his heirs, successors and assigns, all of the following-described real property with the tenements, hereditaments and appurtenances situated in the County of Klamath, State of Oregon, bounded and described as follows, to wit:

Lot 39 of Lakeshore Gardens, Klamath County, Oregon.

THE ACTUAL CONSIDERATION of this transfer is Twenty-Five Thousand and no/100 Dollars (\$25,000.00).

SUBJECT TO:

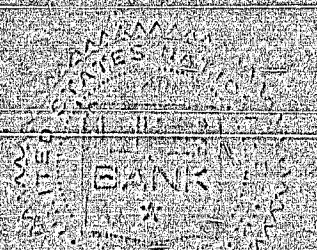
1. Right of way and easement for erection and maintenance of power lines given by S. H. McCornack, et al, to the California-Oregon Power Company, a California corporation, as shown by grants of right of way recorded in Book 68, page 280, and in Book 68 at page 281, Deed Records of Klamath County, Oregon, recorded September 9, 1925.
 2. Acreage and use limitations under provisions of the United States Statutes and Regulations issued thereunder.
- Liens and assessments of Klamath Project and Lakeshore Gardens Drainage District and regulations, contracts, easements and water and irrigation rights in connection therewith.
3. An easement created by instrument including the terms and provisions thereof dated July 9, 1937, recorded July 23, 1937, in Deed Volume 111 at page 31, in favor of California-Oregon Power Company, for the regulation and control of the waters of Upper Klamath Lake.
 4. An easement created by instrument including the terms and provisions thereof dated July 25, 1939, recorded May 21, 1940, in Deed Volume 129 at page 318, in favor of California-Oregon Power Company, for right of way for drainage ditches, etc.
 5. Conditions and restrictions imposed by instrument including the terms and provisions thereof, recorded April 4, 1929, in Deed Volume 85, at page 520, omitting restrictions herein, if any, based on race, color, religion, or national origin.

TO HAVE AND TO HOLD the above-described and granted premises, unto said Grantee, his heirs, successors and assigns forever.

WITNESS the hand and seal this 16th day of February, 1971.

UNITED STATES NATIONAL BANK OF OREGON,
a National Banking Association

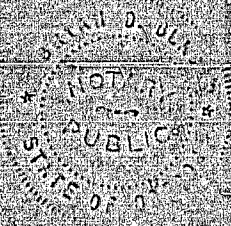
By [Signature]
Assistant Trust Officer



41-00-117
41-119
FHA FORM NO. 21691
Rev. October 1969

STATE OF
County of

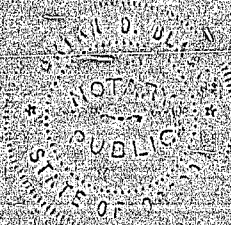
to me per
Buono is
Oregon, the
ment is the
of Director
act and dee



1409

STATE OF OREGON)
) ss.
County of Multnomah)

On this 16th day of February, 1971, before me appeared R. P. Buono,
to me personally known, who being duly sworn, did say that he the said R. P.
Buono is an Assistant Trust Officer of the United States National Bank of
Oregon, the within named association, and that the seal affixed to said instru-
ment is the corporate seal of said association by the authority of its Board
of Directors and said R. P. Buono acknowledges said instrument to be the free
act and deed of said association.



Brian D. Black
Notary Public in and for said County
and State
My commission expires My Commission Expires Oct. 12, 1974

STATE OF OREGON,
County of Multnomah,
Filed for record at request of
TRANSAMERICA TITLE INSURANCE CO
on this 17 day of FEBRUARY A.D. 19 71
at 11:11 o'clock AM, and duly
recorded in Vol. M 71 of DEEDS
Page 1108
Wm D. MILNE, County Clerk
Blayne D. Prager Deputy
Fees \$3.00

Return to
USNB of O
P.O. Box 787
City

71-00-117
FORM No. 887—Oregon
71-1
FHA FORM NO. 2
Rev. October 1969
THIS DEED
between
whose address
WITNESSES
TRUST,
State of