A-21718

34752

Vol. M 11 Page 5877

JUN 2 3 35 PM 1972

BARGAIN AND SALE DEED

DATED: June 1, 1972

FROM UNITED STATES NATIONAL BANK OF OREGON, a National Banking Association, whose address is 309 S. W. Sixth Avenue, Portland, Oregon 97204, hereinafter called "Grantor,"

TO HELEN RENA MITTLEMAN

whose address is 710 S. W. Madison, Portland, Oregon 97205
hereinafter called "Grantee."

In consideration of the sum of $ None cash, plus other property given in exchange therefor, Grantor does hereby convey unto Grantee the real property described on Exhibit A attached hereto.

UNITED STATES NATIONAL BANK OF OREGON

By _____ VICE-PRESIDENT

STATE OF OREGON)
) ss.
County of Multnomah)

On this 1st day of June, 1972, personally appeared before me J. A. LABADIE who being duly sworn did say that he is Vice President of UNITED STATES NATIONAL BANK OF OREGON, a national banking association, that the seal affixed to the foregoing instrument is the seal of said bank, and that said instrument was signed and sealed in behalf of said bank by authority of its board of directors; and he acknowledged said instrument to be its voluntary act and deed.

Notary Public for Oregon
My commission expires: 1-27-73

KT RL

EXHIBIT A

(Klamath Falls)

The following-described real property situate in Klamath County, Oregon:

Beginning at the intersection of the southerly line of Main Street and westerly line of 8th Street, being the most northerly corner of Lot 8 in Block 39, ORIGINAL TOWN OF LINKVILLE, now City of Klamath Falls, Oregon; thence southwesterly along the northerly line of Lots 8 and 7 a distance of 89 feet, 3 inches; thence at right angles to said southerly line of Main Street a distance of 112 feet, more or less, in a southeasterly direction to the northerly line of the alley through the center of said Block 39; thence at right angles to the last course in a northeasterly direction along the north line of said alley to its intersection with the westerly line of 8th Street; thence northwesterly along the westerly line of 8th Street 112 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM a strip of land 5 feet wide off the easterly side of said Lot 8 conveyed to the City of Klamath Falls, Oregon, for the sole and exclusive purpose of widening the sidewalk on the easterly side of said Lot 8 (on 8th Street) by deed dated April 12, 1937 and recorded May 13, 1937 in volume 109 of deeds, page 237.

Subject to reservations and restrictions contained in deed from Standard Holding Company of Nevada, a corporation, to The United States National Bank of Portland, a corporation, dated May 18, 1937, recorded May 18, 1937, deed records of Klamath County, Oregon, as follows: "...except that if the footing under the walls of the Williams Building, adjoining the premises above described on the westerly side, extend over onto the above-described premises (below the ground level), the grantee, its successors and assigns, shall allow such footings to remain in their present position as long as such building stands and also except that the grantor and its predecessors in interest have voluntarily widened the sidewalk on the Main Street side of the property and allowed the public to travel on such widened sidewalk."

EXHIBIT A

Page 2

(Ashland)

Lots 11, 12, 24 and 25, Block "O" of RAILROAD ADDITION to the City of Ashland, Jackson County, Oregon; EXCEPTING from said Lots 24 and 25, that portion conveyed to the State of Oregon, by and through its State Highway Commission, by Deed recorded in Volume 420, Page 166, Deed Records, Jackson County, Oregon

Subject to:

1. All springs, water rights and privileges in connection therewith, as reserved in instruments recorded in Volume 15, page 134 and Volume 16, Page 2, Jackson County, Oregon Deed Records.

2. Agreement for the use of the Southerly 2 feet of a portion of Lot 12 for alley purposes, as set forth in instrument recorded in Volume 17, Page 152, Jackson County, Oregon Deed Records. (Affects that portion of a 16 foot alley lying between the Northerly line of Lot 13, said Block "O" and that portion of said Lot 12 adjoining).

3. Perpetual right and easement to construct, maintain, repair and have free access to all slopes of cuts or fills upon said Lots 24 and 25 for a distance of 5 feet outside of and adjoining the Westerly line of the Northbound lane of Siskiyou Boulevard, granted the State of Oregon, by and through its State Highway Commission, by instrument recorded in Volume 420, Page 166, Jackson County, Oregon Deed Records.

4. Perpetual easement 5 feet in width along the Southerly lines of Lots 12 and 24 for the purpose of construction and maintenance of an underground electrical conduit, and rights and obligations in connection therewith, granted the City of Ashland, an Oregon municial corporation, by instrument recorded as Document No. 69-00426, Official Records of Jackson County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath Title

this 2nd day of June A. D., 19 72 at 3:30 o'clock P M., and duly recorded in Vol. M72, of Deeds on Page 5877

WM. D. MILNE, County Clerk

By Lucia Quintana

Fee $6.00