

70435

BARGAIN AND SALE DEED

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KNOW ALL MEN BY THESE PRESENTS, That **WASHBURN ENTERPRISES, INC., an Oregon corporation**, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **FEDERAL CREDIT UNION**, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of **Klamath**, State of Oregon, described as follows, to-wit:

A tract of land situated in TRACT 48, ENTERPRISE TRACTS, a duly recorded subdivision, also being in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ , Section 4, Township 39 S., R. 9 E.W.M., Klamath County, Oregon, more particularly described as follows: Beginning at a point on the North right of way line of Hilyard Avenue, said point being N. 00°02'00" W. 40.00 feet and West 349.70 feet from the Southeast corner of said Section 4; thence along the arc of a curve to the right, and being along the southwesterly line of Lot 5, Block 6, TRACT 1080, WASHBURN PARK, a duly recorded subdivision, (radius point bears N. 160.00 feet and central angle = 90°04'50") 251.55 feet; thence S. 00°04'50" W. 160.23 feet; thence East 160.23 feet to the point of beginning, containing 5512 square feet, with bearings based on said TRACT 1080, WASHBURN PARK.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)  
To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.  
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ **0**.  
~~However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.00. The grantor hereby certifies that the consideration stated herein is the true and actual consideration paid for this transfer, and that the grantor has executed this instrument in full satisfaction of the consideration stated herein.~~  
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 **10** day of **July**, 19 **79**, if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of \_\_\_\_\_ } ss.  
\_\_\_\_\_, 19 \_\_\_\_

Personally appeared the above named \_\_\_\_\_

\_\_\_\_\_ and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires \_\_\_\_\_

By **WASHBURN ENTERPRISES, INC.**  
**Norman A. Turner, Pres.**

By **Jewell Huston, Sec.**

STATE OF OREGON, County of **KLAMATH**,  
July **10**, 19 **79** ) ss.

Personally appeared **DORMAN A. TURNER** and **JEWELL HUSTON**, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of **WASHBURN ENTERPRISES, INC.**

~~X~~ **WASHBURN ENTERPRISES, INC.** is a corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me: **E. C. Huff**  
Notary Public for Oregon **7-14-80**  
My commission expires: \_\_\_\_\_

(OFFICIAL SEAL)

Washburn Enterprises, Inc.  
P. O. Box 1886

Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

Forest Products Federal Credit Union  
3737 Shasta Way

Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Washburn Enterprises, Inc.  
P.O. Box 1886

Klamath Falls, Ore 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

Forest Products Federal Credit Union

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of **Klamath** ) ss.

I certify that the within instrument was received for record on the 11th day of **July**, 19 **79**, at **4:26** o'clock **P.** M., and recorded in book **M79** on page **16387** or as file/reel number **70435**

Record of Deeds of said county.  
Witness my hand and seal of County attixed.

Wm. D. Milne

By **Bernard J. H. H. H.** Recording Officer  
Deputy

Fee \$3.00