

Courtesy

1-1-74

77371

BARGAIN AND SALE DEED

Vol. 779 Page 27613

KNOW ALL MEN BY THESE PRESENTS, That A National Banking Association, Trustee FIRST NATIONAL BANK OF OREGON, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto TRACY B. SHEER and SUZANNE SHEER, husband and wife, hereinafter called grantor, 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:

Lot 17, Block 9, SUN FOREST ESTATES, TRACT 1060, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Free and clear of all liens and encumbrances except restrictions and easements of record and except any lien or encumbrance caused or created by the Lot Vendee.

(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 \$2,195.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which).~~ (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

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 November, 1979; 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.

FIRST NATIONAL BANK OF OREGON, Trustee

James M. Wilson

Helen J. Bird

(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 _____

STATE OF OREGON, County of Multnomah, November 23, 1979, ss.

Personally appeared James M. Wilson and Helen J. Bird, who being duly sworn,

each for himself and not one for the other, did say that the former is the Vice President and that the latter is the Assistant Cashier of the First National Bank of Oregon, a corporation,

and that the seal affixed to the foregoing instrument is the corporate seal of said 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:

Notary Public for Oregon

My commission expires Sept. 18, 1980

(OFFICIAL SEAL)

FIRST NATIONAL BANK OF OREGON

Trust Real Estate Dept. T-9

P.O. Box 3131, Portland, Oregon

GRANTOR'S NAME AND ADDRESS 97208

TRACY B. SHEER & SUZANNE SHEER

733 B Liggett

Presidio of San Francisco, Calif.

GRANTEE'S NAME AND ADDRESS 94129

After recording return to:

Grantee

as above

NAME, ADDRESS, ZIP

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

Grantee

as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instrument was received for record on the 28th day of November, 1979, at 11:58 o'clock A.M., and recorded in book/reel/volume No. M79 on page 27613 or as document/fee/file/instrument/microfilm No. 77371 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

NAME

TITLE

By Shirley A. Ketch Deputy

Fee \$3.50