

1-1-74

77804

BARGAIN AND SALE DEED

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KNOW ALL MEN BY THESE PRESENTS, That FIRST NATIONAL BANK OF OREGON, a National Banking Association, Trustee, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto JAMES A. McEUIN and SUSAN C. McEUIN 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 45, Block 1, 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 \$ 1,895.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole 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) ss.
November 23, 19 79

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 First National Bank of Oregon

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 97208
GRANTOR'S NAME AND ADDRESS
JAMES A. McEUIN & SUSAN C. McEUIN
728 Penny Royal Lane
San Rafael, California 94903
GRANTEE'S NAME AND ADDRESS

After recording return to:

KEY ESCROW COMPANY
145 N.E. REVERE AVE.
BEND, OREGON 97701

NAME, ADDRESS, ZIP

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

John S. and Jeanette M. Schrantz
7912 N. Dwight
Portland, Oregon 97203

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 7th day of December, 1979, at 10:16 o'clock A.M., and recorded in book/reel volume No. 779 on page 28271 or as document/fee/file/instrument/microfilm No. 77804, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By Benethan H. Helich Deputy

Fee \$3.50

SPACE RESERVED
FOR
RECORDER'S USE