

1-1-74

87906

BARGAIN AND SALE DEED

Vol. 1780 Page 14703

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 THOMAS W. POWERS 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 32, Block 4 of SUN FOREST ESTATES, Tract 1060, as shown on Map on file in the office of the County Recorder.

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.

80 AUG 7 PM 2 25

(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 33.030.)

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 18th day of July, 1980; 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, ) ss.  
County of \_\_\_\_\_, 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.  
July 18, 1980

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, 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:

(OFFICIAL SEAL)  
Notary Public for Oregon

My commission expires: My Commission Expires Oct. 17, 1983

FIRST NATIONAL BANK OF OREGON	
Trust Real Estate Department, T-9	
P.O. Box 3131, Portland, Oregon	
GRANTOR'S NAME AND ADDRESS	97208
THOMAS W. POWERS	
5330 W. Ave. L10	
Lancaster, California 93534	
GRANTEE'S NAME AND ADDRESS	
After recording return to:	
Thomas W. Powers	
5330 W. Ave. L10	
Lancaster, California 93534	
NAME, ADDRESS, ZIP	
Until a change is requested all tax statements shall be sent to the following address.	
Thomas W. Powers	
5330 W. Ave. L10	
Lancaster, California 93534	
NAME, ADDRESS, ZIP	

STATE OF OREGON, ) ss.	
County of Klamath	
I certify that the within instrument was received for record on the 7th day of August, 1980, at 2:25 o'clock P.M., and recorded in book/reel/volume No. M80 on page 14703 or as document/tee/file/instrument/microfilm No. 87906 Record of Deeds of said county.	
Witness my hand and seal of County affixed.	
Wm. D. Milne	TITLE
By Bernadette Adelson	Deputy
Fee \$3.50	

SPACE RESERVED FOR RECORDER'S USE