

K-33950

95168

BARGAIN AND SALE DEED

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1299



KNOW ALL MEN BY THESE PRESENTS, That United States National Bank of Oregon,  
a National Banking Association, hereinafter called grantor,  
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Wilbur B. Thayer and  
Sally N. Thayer, husband and wife  
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 9, Block 6, Tract 1003, THIRD ADDITION TO MOYINA, according to the official plat  
thereof, on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

1. An easement created by instrument, including the terms and provisions thereof,  
dated March 11, 1940, recorded April 5, 1940 in Volume 128, page 267, in favor of  
California Oregon Power Company, for pole and lines. (Blanket Easement)
2. An easement and right of way created by instrument, including ther terms and  
provisions thereof, 10 feet wide, "pole line as now located," granted to The  
California Oregon Power Company, a California corporation, dated June 1, 1956,  
recorded June 8, 1956 in Volume 284, page 22, Deed Records of Klamath County, Oregon.  
(Blanket Easement)
3. Easement covering water mains running to well site described in Deed Volume 285,  
page 257, as granted to various lot owners in Moyina, including the terms and provisions  
thereof, as set forth in the various lot deeds.
4. Restrictions and easements contained in plat dedication, to wit: "Said plat subject  
to: a building setback line as shown, public utility easement as shown to provide  
ingress and egress to construct and maintain said utilities and additional restrictions  
as shown in any recorded protective covenants."
5. A 20 foot building setback along the front of lot and a 15 foot building setback  
along the Easterly side of lot as shown on dedicated plat.
6. A public utility easement along the rear of lot as shown on dedicated plat.

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 \$ 73,000.00

~~However, the actual consideration consists of an interest in other property owned by the grantor or grantee, which is~~  
~~indicated by the following description: (Indicate which) (If the consideration is in the form of a mortgage, state the amount and date of recording.)~~

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 January, 1981;  
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 \_\_\_\_\_,

, 19\_\_\_\_

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

\_\_\_\_\_ and acknowledged the foregoing instru-  
ment to be \_\_\_\_\_ voluntary act and deed.

Before me:

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires \_\_\_\_\_

STATE OF OREGON, County of Multnomah ) ss.  
January 23, 1981

Personally appeared Kim McCarrel

\_\_\_\_\_ who, being duly sworn,  
each for himself and not one for the other, did say that the former is the  
Trust Real Estate Officer she  
\_\_\_\_\_ president and that the latter is the  
\_\_\_\_\_ secretary of United States  
\_\_\_\_\_ banking association

National Bank of Oregon, a national  
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 be-  
half 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:

October 4, 1982

(OFFICIAL  
SEAL)

U.S. National Bank of Oregon  
P.O. Box 3168 Trust Real Estate Dept.  
Portland, Oregon 97208  
GRANTOR'S NAME AND ADDRESS

Wilbur B. Thayer and Sally N. Thayer  
1534 Kimberly  
Klamath Falls, Oregon 97601  
GRANTEE'S NAME AND ADDRESS

After recording return to:

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instru-  
ment was received for record on the  
27th day of January, 1981,  
at 2:29 o'clock P. M., and recorded  
in book/reel/volume No. M81 on  
page 1299 or as document/fee/file/  
instrument/microfilm No. 95168,  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

\_\_\_\_\_ Evelyn Biehn \_\_\_\_\_ County Clerk  
NAME TITLE

By Bernetha Hetch Deputy  
Fee \$3.50

SPACE RESERVED  
FOR  
RECORDER'S USE

201 JAN 27 PM 2 29