

1-1-74

3695

BARGAIN AND SALE DEED

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KNOW ALL MEN BY THESE PRESENTS, That UNITED STATES NATIONAL BANK OF OREGON, a National Banking Association, as Trustee, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto UNITED STATES NATIONAL BANK OF OREGON, a National Banking Association, as Trustee for M. S. West, 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 5, Block 9, THIRD ADDITION TO SUNSET VILLAGE, in the County of Klamath, State of Oregon. SUBJECT TO:

1. This property lies within and is subject to the levies and assessments of the Sunset Lighting District.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Enterprise Irrigation District.
3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Third Addition to Sunset Village.
5. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument including the terms thereof, recorded May 14, 1971 in Book M-71 Page 4407.
6. Trust Deed, including the terms and provisions thereof, recorded April 28, 1972 in Book M-72 at page 4560 in favor of First Federal Savings and Loan Association of Klamath Falls, a corporation, which Trust Deed the Grantees herein assume and agree to pay according to the terms contained therein.

(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 \$ none.

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 27 day of August, 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 Klamath

August 27, 19 81

} ss.

Personally appeared the above named

James P. Kautz, Trust Real Estate Officer, U. S. National Bank

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me, Notary Public for Oregon
(OFFICIAL SEAL) My commission expires 4-18-84

STATE OF OREGON, County of) ss.

Personally appeared and

who, being duly sworn, 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

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:

(OFFICIAL SEAL)

Trust Department
U. S. National Bank of Oregon

P. O. Box 789

Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

Trust Department
U. S. National Bank of Oregon

P. O. Box 789

Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Trust Department

U. S. National Bank of Oregon

P. O. Box 789

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Trust Department

U. S. National Bank of Oregon

P. O. Box 789

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 27th day of August, 19 81, at 2:51 o'clock P.M., and recorded in book/reel/volume No. M81 on page 15271 or as document/fee/file/instrument/microfilm No. 3695, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Bernethard Ketch Deputy

SPACE RESERVED
FOR
RECORDER'S USE

Fee \$3.50

ck
320