

1-1-74

BARGAIN AND SALE DEED

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14642

KNOW ALL MEN BY THESE PRESENTS, That United States National Bank of Oregon, Trustee (as to Parcel #1) and United States National Bank of Oregon, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto D & R AUTO PARTS, INC., and Oregon Corporation 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:

*(as to Parcel #2)

PARCEL ONE

Lots 1,2,3,4, and the Northeasterly 3 feet of Lot 5, Block 93 KLAMATH ADDITION to the city of Klamath Falls, Oregon, according to the official plat thereof on file in the records of Klamath County, Oregon.

PARCEL TWO

Lot 5, Block 93 KLAMATH ADDITION to the city of Klamath Falls, Oregon, according to the official plat thereof on file in the records of Klamath County, Oregon SAVING AND EXCEPTING the Northeasterly 3 feet thereof.

(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 \$85,000.00.

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).~~ (If 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 11th day of August, 1982; 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.

United States National Bank of Oregon, Trustee
and United States National Bank of Oregon, NBA
By: W. E. Rutherford
Trust Officer

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,

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.
August 11, 1982.

Personally appeared W. E. Rutherford and _____ who, being duly sworn,

each for himself and not one for the other, did say that the former is the He is a Trust Officer president and that the latter is the of U.S. National Bank secretary or of Oregon Trustee and NBA.

_____ 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: February 14, 1983

(OFFICIAL
SEAL)

UNITED STATES NATIONAL BANK OF OREGON

TRUST REAL ESTATE DEPT.

P. O. BOX 3168

PORTLAND, OREGON 97208

D & R Auto Parts, Inc.

P.O. Box 1388

Klamath Falls, OR 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 instrument was received for record on the 16 day of August, 1982, at 3:17 o'clock P. M., and recorded in book M 82 on page 10656 or as file/reel number 14642, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk
Recording Officer

By Joyce M. Shaw Deputy

Fee \$4.00