

1-1-74

19282

BARGAIN AND SALE DEED

Vol. 1783 Page 581

KNOW ALL MEN BY THESE PRESENTS, That Enver Bozgoz, Conservator of the Estate of Vince Ray Foster, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto U.S. National Bank of Oregon, Successor-Conservator of the Estate of Vince Ray Foster, 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 10, Block 12, EIGHTH ADDITION TO SUNSET VILLAGE, in the County of Klamath, State of Oregon.

SUBJECT TO: 1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.

3. 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 March 25, 1975 in Book M-75 at page 3318.

4. This property lies within and is subject to the levies and assessments of the Sunset Lighting District.

5. Trust Deed, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$28,900.00 dated September 21, 1976, recorded September 22, 1976 in Book M-76 at page 14853, Garry J. Hulstein and JoAnne M. Hulstein, husband and wife, Trustor, William Ganong Jr., Trustee, Klamath First Federal Savings and Loan Association of Klamath Falls, Oregon, a corporation, Beneficiary, 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 ①, 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 30 day of March, 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.

Enver Bozgoz, Conservator of the Estate of Vince Ray Foster

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.
County of Klamath
December 30, 1982.

STATE OF OREGON, County of _____) ss.
_____, 19____.

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:

(OFFICIAL SEAL)

(OFFICIAL SEAL)

Before me: _____
Notary Public for Oregon
My commission expires 3-6-83

Notary Public for Oregon
My commission expires:

Enver Bozgoz, Conservator of the Estate of Vince Ray Foster, 1135 Pine Street Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS
U.S. National Bank of Oregon, Successor-Conservator of the Estate of Vince Ray Foster, 131 E. Main Street, Medford, Oregon 97501

After recording return to:

Return to Jean Hickmann
TRUST DEPARTMENT
UNITED STATES NATIONAL BANK OF OREGON
P. O. BOX 3168
PORTLAND, OREGON 97208

Until a change is requested all tax statements shall be sent to the following address:
U.S. National Bank of Oregon, Successor-Conservator of the Estate of Vince Ray Foster, 131 E. Main Street, Medford, Oregon 97501

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 12 day of Jan, 1983, at 2:18 o'clock P.M., and recorded in book/reel volume No. M83 on page 581 or as document fee/file instrument/microfilm No. 19282. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

By: _____ Deputy

Fee \$4.00