

50139

Vol. M83 Page 18901  
MTC 12990  
BARGAIN AND SALE DEED

AFTER RECORDING RETURN TO and  
Until a change is requested,  
all tax statements shall be  
sent to the following address:

Pacific Western Bank, Trustee for  
Sandy Blvd. Rectal Clinic

P.O. Box 272

Portland, OR 97207

PETER ROBERT CAINE, Grantor, conveys to PACIFIC WESTERN BANK,  
formerly known as FIRST STATE BANK OF OREGON, trustee for Sandy  
Blvd. Rectal Clinic Keogh Plan and Trust, for the benefit of JAY  
M. OLIVER, Grantee, the following described real property:

Lot 4, 5, 11, 15, 16, 17 Block 4, TRACT NO.  
1046, ROUND LAKE ESTATES, according to the  
official plat there-of on file in the office  
of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Real property taxes through 9/9/83  
which shall be paid by the Grantor  
within 1 year from that date.
2. Rights of the public in and to any  
portion of the herein described pre-  
mises lying within the limits of  
streets, roads or highways.
3. Subject to utility and drainage ease-  
ment as shown on dedicated plat.
4. Conditions and restrictions, includ-  
ing the terms and provisions thereof,  
recorded October 16, 1978, in Volume  
M78 page 23030, and recorded February  
22, 1979, in Volume M79, page 4047,  
Microfilm Records of Klamath County,  
Oregon and recorded in Volume M79,  
page 23364 and Volume M81, page 7558,  
all Microfilm Records of Klamath  
County, Oregon.

18902

5. Reservations as contained in plat dedication, to wit: "said plat being subject to: (1) Building setback lines as follows: 25' @ front, 5' @ side, 25' @ rear, (2) Easements for public utilities and irrigation use as shown, said easements to provide ingress and egress for construction and maintenance of said utilities, (3) 1' street plugs as shown on the annexed map, said area to be designated as a public street when the county governing body deems it necessary, (4) Additional restrictions as shown in any recorded protective covenants."

The true consideration for this conveyance is satisfaction of amounts owed by Round Lake Properties, Inc., and Sea Mac and Associates, Inc., and Peter R. Caine individually, including principal and interest.

DATED this 9th day of September, 1983.

*Peter Robert Caine*  
PETER ROBERT CAINE

STATE OF OREGON )

County of Deschutes )

ss.

Personally appeared the above-named PETER ROBERT CAINE and acknowledged the foregoing instrument to be his voluntary act.  
Before me:

*Susan R. Lovelace*  
Notary Public for Oregon  
My Commission Expires: 2/4/87

2 - BARGAIN AND SALE DEED

STATE OF OREGON: COUNTY OF KLAMATH: ss  
I hereby certify that the within instrument was received and filed for record on the 2nd day of November A.D., 1983 at 2:30 o'clock PM, and duly recorded in Vol 183, of Deeds on page 18901.

Fee \$ 8.00

EVELYN BIEHN, COUNTY CLERK

by *Sam Smith* deputy