

K-35704

31241

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BARGAIN AND SALE DEED

HARRY MITTLEMAN, Trustee under Agreement dated January 13, 1942, Grantor, conveys to HARRY MITTLEMAN, INC., an Oregon corporation, the following real property situated in Klamath County, Oregon, to-wit:

Beginning at the intersection of the Southerly line of Main Street and Westerly line of 8th Street being the most Northerly corner of Lot 8 in Block 39, Original Town of Linkville, now City of Klamath Falls, Oregon; thence Southwesterly along the Northerly line of Lots 8 and 7 a distance of 89 feet 3 inches; thence at right angles to said Southerly line of Main Street a distance of 112 feet more or less, in a Southeasterly direction to the Northerly line of the alley through the center of said Block 39; thence at right angles to the last course in a Northeasterly direction along the North line of said alley to its intersection with the Westerly line of 8th Street; thence Northwesterly along the Westerly line of 8th Street 112 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM a strip of land 5 feet wide off the Easterly side of said Lot 8 conveyed to the City of Klamath Falls, Oregon, for the sole and exclusive purpose of widening the sidewalk on the Easterly side of said Lot 8 (on 8th Street) by deed dated April 12, 1937, recorded May 13, 1937, in Volume 109 page 237, Deed records of Klamath County, Oregon.

Subject to the following:

1. Reservations and restrictions contained in deed from Standard Holding Company of Nevada, a corporation, to the United States National Bank of Portland, a corporation, dated May 18, 1937, recorded May 18, 1937, in Volume 109 page 373, Deed records of Klamath County, Oregon, as follows: "...except that if the footing under the walls of the Williams Building, adjoining the premises above described on the Westerly side, extended over onto the above described premises (below the ground level), the grantee, its successors and assigns, shall allow such footings to remain in their present position as long as such building stands and also except that the grantor and its predecessors in interest have voluntarily widened the sidewalk on the main street side of the property and allowed the public to travel on such widened sidewalk.

1. Bargain and Sale Deed

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2. Memorandum of Lease, including the terms and provisions thereof, by and between Helen Rena Mittleman, and United States National Bank of Oregon, a national banking association, dated June 1, 1972, recorded June 2, 1972, in Volume M72 page 5880, Deed records of Klamath County, Oregon. By Assignment recorded July 28, 1972, in Volume M72 page 8280, Deed records of Klamath County, Oregon, said lease was assigned to National Mortgage Co. By Assignment recorded July 28, 1972, in Volume M72 page 8286, Deed records of Klamath County, Oregon, said lease was assigned to Emigrant Savings Bank, a New York banking corporation.
3. Mortgage, including the terms and provisions thereof, executed by Helen Rena Mittleman to National Mortgage Co., an Oregon corporation, dated July 31, 1972, recorded July 28, 1972, in Volume M72 page 8274, Mortgage records of Klamath County, Oregon, to secure the payment of \$5,475,000.00, includes additional property. By Assignment, recorded July 28, 1972, in Volume M72 page 8288, Mortgage records of Klamath County, Oregon, said Mortgage was assigned to Emigrant Saving Bank, a New York Banking Corporation.

The true consideration for this conveyance is \$350,000.

Dated this 30th day of September, 1983.

Harry Mittleman
Harry Mittleman, Trustee of
Helen Mittleman Trust
Personally appeared the above named September 30, 1983
Trustee of Helen Mittleman Trust, and as acknowledged the foregoing
instrument to be his voluntary act and deed.

Before me: Notary Public for Oregon, My Commission expires 7/2/86

Harry Mittleman, Trustee
Helen Mittleman Trust, Grantor

Harry Mittleman, Inc., Grantee
1507 Bank of California Tower
Portland, Oregon 97205

After recording return to:
Brown & Hansen
Attorneys at Law
111 S. W. Columbia Street, Suite 1040
Portland, Oregon 97201

Until a change is requested all
tax statements shall be sent to
the following address:
1507 Bank of California Tower
Portland, Oregon 97205

STATE OF OREGON,
County of Klamath)
Filed for record at request of

on this 5th day of Dec. A.D. 1983
at 2:23 o'clock P M, and duly
recorded in Vol. M83 of Deeds
page 20740

EVELYN BIEHN, County Clerk

By John Smith Deputy
Fee 8.00