

1-1-74

31360

BARGAIN AND SALE DEED

Vol. M83 Page 20941



KNOW ALL MEN BY THESE PRESENTS, That WESTERN BANK, an Oregon banking corporation, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto ROBERT J. BOGATAY—

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:

PARCEL I: Beginning at a point on the Northeasterly line of the Alameda South 41°42' East 40 feet from the point created by the intersection of the Southeasterly line of Erie Street and the Northeasterly line of the Alameda; thence North 48°18' East parallel to Erie Street, 100.4 feet; thence South 41°42' East parallel to the Alameda, 36.0 feet; thence South 48°18' West parallel to Erie Street, 100.4 feet; thence North 41°42' West along the Northeasterly line of the Alameda, 36.0 feet to the point of beginning, said parcel containing .083 acres more or less, all being a portion of Lots 7 and 8, Block 42, HOT SPRINGS ADDITION TO THE City of Klamath Falls, Oregon, according to the official plat thereof on file in the records of Klamath County, Oregon.

PARCEL II: Beginning at a point created by the intersection of the Southeasterly line of Erie Street and the Northeasterly line of Alameda, this point also being the extreme West corner of Block 42, HOT SPRINGS ADDITION TO THE City of Klamath Falls, Oregon; thence North 48°18' East along the Southeasterly line of Erie Street, 100.4 feet; thence South 41°42' East parallel with the Alameda 40.0 feet; thence South 48°18' West parallel to Erie Street 100.4 feet; thence North 41°42' West along the Northeasterly line of the Alameda 40 feet to the point of beginning, parcel being a portion of Lot 7, Block 42, HOT SPRINGS ADDITION TO THE City of Klamath Falls, Oregon, according to the duly recorded plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to existing property taxes for the years 1979/80 thru 1983/84.

(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 \$13,000.00

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 30th day of November, 1983; 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.

WESTERN BANK

X

X

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of _____

ss.

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 COOS) ss.
November 30, 19 83

Personally appeared F. L. Servoss

and

Michael L. Sickels 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
Assistant secretary of Western Bank

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: 9-18-85

(OFFICIAL SEAL)

WESTERN BANK

P.O. BOX 1720

COOS BAY, OREGON 97420

GRANTOR'S NAME AND ADDRESS

ROBERT J. BOGATAY

P.O. BOX 493

KLAMATH FALLS, OREGON 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

ROBERT J. BOGATAY

P.O. BOX 493

KLAMATH FALLS, OREGON 97601

NAME, ADDRESS, ZIP

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

ROBERT J. BOGATAY

P.O. BOX 493

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 8th day of December, 1983, at 8:49 o'clock A.M., and recorded in book/reel/volume No. M83 on page 20941 or as document/fee/file/instrument/microfilm No. 31360, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Ann Smith Deputy

Fee: \$4.00