

1-1-74

35694

BARGAIN AND SALE DEED

Vol. 184 Page 6436

KNOW ALL MEN BY THESE PRESENTS, That FIRST INTERSTATE BANK OF OREGON, N.A., formerly First National Bank of Oregon, Trustee, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto THOMAS R. MINKLER and SHIRLEY ANN MINKLER, 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 5, Block 4 of SUN FOREST ESTATES, Tract 1060, as shown by Map on file in the office of the County Recorder.

Free and clear of all liens and encumbrances except restrictions and easements of record and except any lien or encumbrance caused or created by the Lot Vendee.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

(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 \$1,895.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which).~~ (The sentence between the symbols @, if not applicable, should be deleted. See ORS 92.020.)

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 12th day of April, 1984; 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.

FIRST INTERSTATE BANK OF OREGON, N.A., Trustee
By: Thos. R. Bowman Trust Officer

By: Helen J. Bird Investment Officer

(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 Multnomah, ss.
April 12, 1984

Personally appeared Lloyd O. Randall and Helen J. Bird who, being duly sworn,

each for himself and not one for the other, did say that the former is the Trust Officer and that the latter is the Investment Officer of First Interstate Bank of Oregon, N.A.

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and 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:

Donna R. Bowman

Notary Public for Oregon

DONNA R. BOWMAN

NOTARY PUBLIC OREGON

My commission expires _____

My Commission Expires 11/20/87

(OFFICIAL SEAL)

FIRST INTERSTATE BANK OF OREGON, N.A.
Trust Real Estate Department, T-11
P. O. Box 2971, Portland, OR 97208

GRANTOR'S NAME AND ADDRESS

THOMAS R. & SHIRLEY ANN MINKLER

1480 Terri Lynn Ct. - Place Complete

Gilroy CA 95020 File #5587

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mortgage Bancorporation

P.O. Box 230

Salem, OR 97308 Attn. Cheri

NAME, ADDRESS, ZIP

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

MINKLER

as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 18th day of April, 1984, at 1:22 o'clock P.M., and recorded in book/reel/volume No. M84 on page 6436 or as document/fee/file/instrument/microfilm No. 35694, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Pam Santh Deputy

Fee: \$4.00

SPACE RESERVED
FOR
RECORDER'S USE

ck
4-00

22
11
8
1
8
4
2

In construing this power of attorney, it is to be understood that the undersigned may be more than one person or a corporation and that, therefore, if the context so requires, the singular pronoun shall be taken to mean and include the plural, the masculine, the feminine and the neuter and that generally all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to more than one individual.

IN WITNESS WHEREOF, I have hereunto signed this instrument, or if a corporation, its corporate name has been signed and its corporate seal affixed hereto by its officers duly authorized thereunto by its board of directors, on this 17th day of April, 1984.

Emmitt J. Coughlin
EMMITT J. COUGHLIN

(If a corporation, affix corporate seal.)

STATE OF OREGON

INDIVIDUAL ACKNOWLEDGMENT

County of Klamath

SS.

day of April, 1984

appeared EMMITT J. COUGHLIN

BE IT REMEMBERED, That on this, the 17th

before me, a Notary Public in and for said county and state, personally

known to me to be the identical person described in and who executed the foregoing Power of Attorney and acknowledged to me that he executed the same freely and voluntarily and for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal on this, the day and year last hereinabove written

(SEAL)

Susan Kay Way
Susan Kay Way
Notary Public for Oregon
My commission expires 6/4/1985

Notary Public for Oregon

My commission expires

STATE OF

CORPORATE ACKNOWLEDGMENT

County of

SS.

day of

, 19

before me, a Notary Public in and for said county and state, personally

appeared and

both to me personally known, who being duly sworn, did say that he, the said

is the president, and he, the said

is the secretary of

the within named corporation,

and that the seal affixed to said instrument is the corporate seal of said corporation, and that the said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and said

and

acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal on this, the day and year first in this, my certificate, written.

(SEAL)

Notary Public for

My commission expires

General Power of Attorney

(FORM No. 853)

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

EMMITT J. COUGHLIN

TO

GLADYS E. SMITH

AFTER RECORDING RETURN TO

Mr. Emmitt J. Coughlin
300 Riverside Drive
Klamath Falls, Oregon 97601

SPACE RESERVED

FOR

RECORDER'S USE

Fee: \$8.00

STATE OF OREGON

County of Klamath

SS.

I certify that the within instrument was received for record on the 18th day of April, 1984, at 1:22 o'clock PM, and recorded in book/reel/volume No. M84 on page 6434 or as document/fee/file/instrument/microfilm No. 35693, Record of Power/Attorney of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By *Ann Smith* Deputy