

38496

BARGAIN AND SALE DEED

Vol. 1184 Page 11363

KNOW ALL MEN BY THESE PRESENTS, That First Interstate Bank of Oregon, N.A., formerly First National Bank of Oregon, N.A., Trustee for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto BEVERLY SIMMONS and/or ROBERT SIMMONS, hereinafter called grantor, 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 115, Block 1, 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 \$1,995.00

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 26th day of June, 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 Lloyd O. Randall, 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.

June 26, 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, president and that the latter is the Investment Officer, secretary of First Interstate Bank of Oregon, N.A.

_____, 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:

Notary Public for Oregon

My commission expires _____

CYNTHIA L. HELBUSCH
NOTARY PUBLIC-OREGON
My Commission Expires 7-24-85

First Interstate Bank of Oregon, N.A.
Trust Real Estate Dept. T-11
P. O. Box 2971, Portland, Oregon 97208
GRANTOR'S NAME AND ADDRESS

Jack Simmons, Beverly Simmons,
Robert Simmons
see below

After recording return to:

Mr. Jack Simmons
1357 E. Julian St.
San Jose, California 95116
GRANTEE'S NAME AND ADDRESS

NAME, ADDRESS, ZIP

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

Mr. Jack Simmons
1357 E. Julian St.
San Jose, California 95116
NAME, ADDRESS, ZIP

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of Klamath

I certify that the within instrument was received for record on the 6th day of July, 1984, at 9:51 o'clock A.M. and recorded in book/reel/volume No. 11363 on page 11363 or as document/fee/file/instrument/microfilm No. 38496. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Fee: \$4.00 By Bernetha J. Hels Deputy