

OA

38635

BARGAIN AND SALE DEED

Vol. 1184 Page 11626

KNOW ALL MEN BY THESE PRESENTS, That Basin View Development Co., an Oregon Corporation, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Western Bank, an Oregon Banking Corporation, 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:

Lots 8 and 11, Block 1, Lots 18, 19, 20, Block 2, All in EAST HILLS ESTATES #3, in the County of Klamath, State of Oregon.

ALSO a portion of Lot 9, Block 1, THIRD ADDITION TO EAST HILLS, in the County of Klamath, State of Oregon, described as follows:

Beginning at the Northeast corner of Lot 9, Block 1; thence South 54° 53' 42" West 231.94 feet to the West line of Lot 9; thence North along the West line of Lot 9, 48.46 feet to the Northwest corner of Lot 9; thence North 65° 43' 12" East 226.88 feet to the point of beginning.

SUBJECT TO AND EXCEPTING

- 1) Regulations, restrictions, covenants and easements of record, if any, as of the date hereof.
- 2) Klamath County Real Property taxes for the tax years 1980-81, 1981-82, 1982-83 and 1983-84 now due and payable which grantee hereby assumes and agrees to pay.

(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 \$forgiveness of debt. 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 11th 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.

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 the signer of the above is a corporation, use the form of acknowledgment opposite.)

STATE OF OREGON,

County of Klamath } ss.

The foregoing instrument was acknowledged before me this June 11, 1984, by Michael C. Miller as Trustee for Basin View Development Co.

Wendy Young  
Notary Public for Oregon

My commission expires: 8-31-87

(ORS 194.570)

Basin View Development Co.

BY: Melvin Stewart, Pres.  
Michael C. Miller

Michael C. Miller, Trustee (Bankruptcy)

STATE OF OREGON, County of Klamath } ss.

The foregoing instrument was acknowledged before me this June 28, 1984 by Melvin Stewart, president, and by secretary of Basin View Development Co.

an Oregon corporation, on behalf of the corporation.

Joseph W. Hance  
Notary Public for Oregon

My commission expires: 12-20-86

(SEAL)  
(If executed by a corporation, affix corporate seal)

Basin View Development Co.

5930 Washburn Way

Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

Western Bank - Special Asset Department

P.O. Box 1377

Coos Bay, OR 97420

GRANTEE'S NAME AND ADDRESS

After recording return to:

Western Bank - Special Asset Department

P.O. Box 1377

Coos Bay, Oregon 97420

NAME, ADDRESS, ZIP

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

WESTERN BANK-SPECIAL ASSET DEPT.

P.O. BOX 1377

COOS BAY, OREGON 97420

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 10th day of July, 1984 at 3:30 o'clock P.M. and recorded in book/reel/volume No. M84 on page 11626 or as fee/file/instrument/microfilm/reception No. 38635 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By: Kenneth A. Seltzer Deputy

Fee: \$4.00