

45994

BARGAIN AND SALE DEED

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2423

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 FRANCISCO C. AGUALO and DONNA C. AGUALO 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 2, Block 12, 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 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 31st day of January, 1985; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by FIRST INTERSTATE BANK OF OREGON, N.A., Trustee

By: Helen J. Bird 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.
January 31, 19 85

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 _____

DONNA R. BOWMAN

NOTARY PUBLIC OREGON

My Commission Expires 11/20/87

(OFFICIAL SEAL)

FIRST INTERSTATE BANK OF OREGON, N.A., Trustee

Trust Real Estate Department, T-11
P. O. Box 2971, Portland, Oregon 97208

GRANTOR'S NAME AND ADDRESS

FRANCISCO C. & DONNA C. AGUALO
1334 HENDERSON LANE
HAYWARD, CALIF 94544

GRANTEE'S NAME AND ADDRESS

After recording return to:
FRANCISCO AGUALO
1334 HENDERSON LANE
HAYWARD, CALIFORNIA 94544

NAME, ADDRESS, ZIP

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

FRANCISCO AGUALO
1334 HENDERSON LANE
HAYWARD, CALIFORNIA 94544

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
County of Klamath

I certify that the within instrument was received for record on the 19th day of February, 19 85, at 11:29 o'clock A.M., and recorded in book/reel/volume No. M85 on page 2423 or as document/fee/file/instrument/microfilm No. 45994, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME TITLE

By Patricia Smith Deputy

Fee= \$5.00

85 FEB 19 AM 11 28