

R-38180
BARGAIN AND SALE DEED

Vol. 185 Page 17415

OA 54787

KNOW ALL MEN BY THESE PRESENTS, That United States National Bank of Oregon, a National Banking Association, as Trustee for M. S. West, hereinafter called grantor, and Helen R. Kelley, husband and wife, 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 in Block 9 of Third Addition to Sunset Village according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to easements and rights of way of record and apparent on the land and to building and use restrictions of record.

(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 \$ 53,000.00

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 ①, 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 23rd day of October, 1985; 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 will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved

UNITED STATES NATIONAL BANK TRUSTEE
By James P. Kautz
Trust Officer

uses Use the form of acknowledgment opposite.)

STATE OF OREGON,

County of _____

The foregoing instrument was acknowledged before me this _____, 19____, by _____

Notary Public for Oregon

(SEAL)

My commission expires: _____

STATE OF OREGON, County of Lane ss.
The foregoing instrument was acknowledged before me this
October 23, 1985, by James P. Kautz,
Trust Officer

James P. Kautz
Notary Public for Oregon

My commission expires: 7/24/87

STATE OF OREGON, ss.

County of Klamath

I certify that the within instrument was received for record on the 25th day of October, 1985, at 3:00 o'clock P.M., and recorded in book/reel/volume No. M85 on page 17415 or as fee/tile/instrument/microfilm/reception No. 54787, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Pat Smith Deputy

SPACE RESERVED
FOR
RECORDER'S USE

Fee: \$5.00

GRANTOR'S NAME AND ADDRESS
Wilfred & Helen Kelley
3935 Redondo Way
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS
After recording return to:
Wilfred & Helen Kelley
3935 Redondo Way
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP