

59499

BARGAIN AND SALE DEED

Vol. 149 Page 4848

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 RODNEY E. FOLDEN, 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 130, Block 1, 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.

(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).~~ (If a cross 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 21st day of February, 1986; 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 USES.

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

By: *Lloyd O. Randall* Trust Officer

By: *Helen J. Bird* Investment Officer

(If the signer of the above is a corporation, 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: _____

(ORS 94.57(1))

STATE OF OREGON, County of Multnomah) ss.

The foregoing instrument was acknowledged before me this February 21, 1986, by Lloyd O. Randall, Trust Officer, and by Helen J. Bird, Investment Officer, of First Interstate Bank of Oregon, N.A.

Notary Public for Oregon

corporation, on behalf of the corporation.

Donna R. Bowman DONNA R. BOWMAN (SEAL)

My commission expires: _____

My Commission Expires 11/20/87

FIRST INTERSTATE BANK OF OREGON, N.A.
P. O. Box 2971 (Trust Real Estate Dept.)
Portland, Oregon 97208

GRANTOR'S NAME AND ADDRESS

RODNEY E. FOLDEN
4958 SCARLETT WAY
SAN JOSE, CALIFORNIA 95111

GRANTEE'S NAME AND ADDRESS

After recording return to:

RODNEY FOLDEN
4958 SCARLETT WAY
SAN JOSE, CALIFORNIA 95111

NAME, ADDRESS, ZIP

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

RODNEY FOLDEN
4958 SCARLETT WAY
SAN JOSE, CALIFORNIA 95111

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
County of Klamath

I certify that the within instrument was received for record on the 24th day of March, 1986, at 2:30 o'clock P.M., and recorded in book/reel/volume No. 486 on page 4848 or as fee/file/instrument/microfilm/reception No. 59499, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME TITLE

By: *P. M. Smith* Deputy

Fee: \$10.00

SPACE RESERVED
FOR
RECORDER'S USE