

61149

BARGAIN AND SALE DEED

Vol. 1480 Page 7910

KNOW ALL MEN BY THESE PRESENTS, That FIRST INTERSTATE BANK OF OREGON, N.A., Trustee U/A dated September 9, 1975, and Amended November 1, 1984, hereinafter called grantor, BARRY R. CARD and HOLLY J. CARD 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 30 and the North 10 feet of Lot 31, LOMA LINDA HEIGHTS TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Conditions, restrictions as shown on the recorded plat of Loma Linda Heights.
2. Declaration of Conditions and Restrictions, but omitting any restrictions based on race, color, religion or national origin appearing of record: recorded August 5, 1955, in Book 276, on page 330, and Amended January 5, 1956, in Book 280, on page 263.
3. Agreement, including the terms and provisions thereof, regarding Hot Water Well, between John F. Glubrecht & Leah B. Glubrecht and Robert H. Clammer & Dorothy I. Deeds, dated September 26, 1955: filed on October 4, 1955, in Volume 278 of Deeds, on page 94, for the benefit of Lot 39, LOMA LINDA HEIGHTS TO THE CITY OF KLAMATH FALLS.
4. Subject to a 20 foot minimum set back line as disclosed by the dedication of Loma Linda Heights.

Property also known as 914 Loma Linda Drive, Klamath Falls, Oregon.

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 \$85,000.00

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 1st day of May, 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 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,

(ORS 194.570)

County of } ss.

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

STATE OF OREGON, County of Multnomah } ss.

The foregoing instrument was acknowledged before me this May 1, 1986, by

Officer Lloyd O. Randall, Trust Officer Marvin D. Hansen, Investment Officer First Interstate Bank of Oregon, N.A.

a corporation, on behalf of the corporation.

Notary Public for Oregon DONNA R. BOWMAN

My commission expires: 11/20/87

(SEAL) Notary Public for Oregon

My commission expires:

FIRST INTERSTATE BANK OF OREGON, N.A., Trustee
Trust Real Estate Department, T-12
P. O. Box 2971, Portland, Oregon 97208

GRANTOR'S NAME AND ADDRESS

BARRY R. CARD and HOLLY J. CARD
1902 Esplanade
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to: Donna R. Bowman, T-12
FIRST INTERSTATE BANK OF OREGON
P. O. Box 2971 (Trust Real Estate Dept.)
Portland, Oregon 97208

NAME, ADDRESS, ZIP

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

BARRY R. CARD and HOLLY J. CARD
914 Loma Linda Drive
Klamath Falls, Oregon 97601

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 7th day of May, 1986, at 1:54 o'clock P.M., and recorded in book/reel/volume No. M86 on page 7910 or as fee/file/instrument/microfilm/reception No. 61149, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Deputy

Fee: \$10.00