

61515

FORM No. 723-BARGAIN AND SALE DEED (Individual or Corporate).

ATC 28938

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61149

BARGAIN AND SALE DEED

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, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto BARRY R. CARD and HOLLY J. CARD, 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 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. Clammer, 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.

This document is being re-recorded to add "husband and wife" to the Grantee

(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 \$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,

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

Notary Public for Oregon

(SEAL)

My commission expires:

(ORS 194.570)

STATE OF OREGON, County of Multnomah) ss.
The foregoing instrument was acknowledged before me this May 1, 1986, by Lloyd O. Randall, Trust Officer and by Marvin D. Hansen, Investment Officer of First Interstate Bank of Oregon, N.A.

a _____ corporation, on behalf of the corporation.
Notary Public for Oregon DONNA R. BOWMAN (SEAL)
My commission expires: NOTARY PUBLIC OREGON
My Commission Expires 11/20/87 (if executed by a corporation, affix corporate seal)

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

STATE OF OREGON,) ss.

County of Klamath
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 No. 61149-1, of said county. Witness my hand and seal of County affixed.

SPACE RESERVED
FOR
RECORDER'S USE

INDEXED

Evelyn Biehn, County Clerk

NAME

TITLE

Fee: \$10.00

By

Deputy

8528

0187

31212

8530

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of May A.D., 19 86 at 4:13 o'clock P M., and duly recorded in Vol. 19th day
of Deed on Page 8529 M86

FEE \$14.00

By Evelyn Biehn, County Clerk

