

64519

MTC-14886-P
BARGAIN AND SALE DEED

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FIRST INTERSTATE BANK OF OREGON, N. A., (formerly known as First National Bank of Oregon), Grantor, conveys to

VICTOR J. ALLEN

Grantee, the following described real property:

Lot 16, Block 2, TRACT NO. 1046, ROUND LAKE ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Grantee acknowledges that there are no warranties either expressed or implied with respect to the real property and the improvements on the real property and that it accepts the real property and improvements in AS IS condition based upon grantees own personal inspection thereof.

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.

The true consideration for this conveyance is \$ 5,000.00 . Dated this 4th day of August , 19 86 .

FIRST INTERSTATE BANK OF OREGON, N. A.

By Thomas L. Provan By Ronald L. Vest
Title Property Sales Manager Title Property Sales Officer

STATE OF OREGON)

County of Multnomah) ss.

The foregoing Bargain and Sale Deed was acknowledged before me this 4th day of August , 19 86 .
by Thomas L. Provan and Ronald L. Vest
the Property Sales Manager and Property Sales Officer
of First Interstate Bank of Oregon, N. A., on behalf of the national banking association

(NOTARIAL SEAL)

Jacquelyn G. Konrad
Notary Public for Oregon
My Commission Expires: NOTARY PUBLIC OREGON
My Commission Expires 11-8-88

First Interstate Bank of Oregon, N.A.

1300 SW Fifth Avenue, REID T-8

Portland, OR 97208

Grantor's Name and Address

Victor J. Allen

PO Box 617

Chiloquin, OR 97624

Grantee's Name and Address

After recording return to:

Victor J. Allen

Name, Address, Zip

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

Victor J. Allen

Name, Address, Zip

STATE OF OREGON)

County of) ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Name

Title

By

Deputy

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SARAH AND JAMES DEED

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SUBJECT TO:

1. Taxes for the fiscal year 1986-1987, a lien, not yet due and payable.
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
3. Subject to utility and drainage easement as shown on dedicated plat of Round Lake Estates.
4. Conditions and restrictions for Round Lake Estates, including the terms and provisions thereof, recorded October 16, 1978 in Volume M78, page 23030, and recorded February 22, 1979 in Volume M79, page 4047, Microfilm Records of Klamath County, Oregon and recorded in Volume M79, page 23364, and Volume M81, page 7558, all Microfilm Records of Klamath County, Oregon.
5. Reservations as contained in plat dedication, to wit:

"Said plat being subject to: (1) Building setback lines as follows: 25' at front, 5' at side, 25' at rear; (2) Easements for public utilities and irrigation use as shown, said easements to provide ingress and egress for construction and maintenance of said utilities; (3) 1' street plugs as shown on the annexed map, said area to be designated as a public street when the county governing body deems it necessary; (4) Additional restrictions as shown in any recorded protective covenants."

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

on this 7th day of August A.D., 19 86
at 9:34 o'clock A M. and duly recorded
in Vol. M86 of Deeds Page 13935
Evelyn Biehn, County Clerk
By [Signature] Deputy.

Fee, \$14.00