

1-1-74

66676

BARGAIN AND SALE DEED

Vol. 186 Page 17991

KNOW ALL MEN BY THESE PRESENTS, That GEORGE V. DUGAN and JAMES O. FISHER, JR., as trustees under that certain Trust Agreement dated Dec. 24, 1964, of which Robert F. West, George V. Dugan, James O. Fisher, Jr. and J.R. Wilson were the original trustees for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto ROBERT FREDERICK MEST, as to an undivided 1/9 interest and KENNETH SCOTT DUGAN and MICHAEL TIMOTHY DUGAN, each as to an undivided 1/12 interest 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:

See attached Exhibit "A"

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. (If space insufficient, continue description on reverse side)

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00 - Trust Distribution. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 day of 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.

George V. Dugan
George V. Dugan, Trustee
James O. Fisher, Jr. Trustee

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

Sept 27

1986

STATE OF OREGON, County of

Personally appeared

Personally appeared the above named

I and acknowledged the foregoing instru-
voluntary act and deed.

Before me

Notary Public for Oregon

My commission expires 7-29-87

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

George V. Dugan and James O. Fisher, Jr.,
Trustees

GRANTOR'S NAME AND ADDRESS

Robert Frederick Mest, Kenneth Scott Dugan,
Michael Timothy Dugan

GRANTEE'S NAME AND ADDRESS

After recording return to:

George Dugan
Box 1119
HFO

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of I certify that the within instru-
ment was received for record on the
day of 1986

at o'clock M., and recorded
in book/reel/volume No. on
page. of document/tee/tile/
instrument/microfilm No.
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

NAME TITLE

By Deputy

SPACE RESERVED
FOR
RECORDER'S USE

EXHIBIT "A"

17992

The following described property in Klamath County, Oregon:

PARCEL I

Lots 19D, 20A, 20B, 20C, 20D and 20E, in Block 5 of RAILROAD ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the records of Klamath County, Oregon.

Subject to: Exceptions and reservations appearing in a deed from Great Northern Railway Company, a Minnesota Corporation, grantor, to Dugan-Mest Chevrolet Company, grantee. Said deed being dated June 14, 1963 and recorded in Volume 346 of the Deed records of Klamath County, Oregon at page 215.

PARCEL II

Lots 5 to 16 inclusive in Block 3 and Lots 4 to 11 inclusive in Block 4 of HOLLISTER ADDITION to the City of Klamath Falls, Klamath County, Oregon, and also the vacated alley through Block 4 of said HOLLISTER ADDITION; and

Also, that portion of Block 15 of RAILROAD ADDITION to the City of Klamath Falls, Klamath County, Oregon, according to the latest recorded plat thereof lying between the Southeasterly extension of the Northeasterly line of Seventh Street and the Northeasterly extension of the Northwestern line of Lot 10 of Block 4 of HOLLISTER ADDITION to the City of Klamath Falls, being a strip of land one foot in width and 142 feet, more or less in length; and

Also, that portion of Block 15 of RAILROAD ADDITION to the City of Klamath Falls, Klamath County, Oregon, according to the latest recorded plat thereof lying between the Northeasterly extension of the Southeasterly line and the Southeasterly extension of the Northeasterly line of Lot 4 of Block 4 of HOLLISTER ADDITION to the City of Klamath Falls, Oregon, being a strip of land one foot in width and 27 feet, more or less, in length; and

Also, that portion of vacated Willow Avenue lying between Blocks 3 and 4 of HOLLISTER ADDITION to the City of Klamath Falls, Klamath County, Oregon, and described as follows: Beginning at the intersection of the Northwestern line of Willow Avenue with the Northeastly line of Seventh Street; thence Northerly along the Northwestern line of Willow Avenue, a distance of 156 feet to the Northeastly corner of Lot 16, Block 3, HOLLISTER ADDITION; thence, Southeastly at right angles to Willow Avenue, a distance of 70.0 feet to the Northwestern corner of Lot 4, Block 4 of HOLLISTER ADDITION; thence Southwestly along the Southeastly line of Willow Avenue, a distance of 156 feet to the Northeastly line of Seventh Street; thence, Northwestly along the Northeastly line of Seventh Street, a distance of 70.0 feet to the point of beginning.

PARCEL III

Lots 17, 18, 19, and 20 in Block 3 of HOLLISTER ADDITION to the City of Klamath Falls, Oregon, according to the official records thereof on file in Klamath County, Oregon and also the Northwestern 35 feet of vacated Willow Avenue adjacent to said Lots 17, 18, 19 and 20 Block 3 of HOLLISTER ADDITION to the City of Klamath Falls, Klamath County, Oregon.

PARCEL IV

The Southeastly 35 feet of vacated Willow Avenue, adjacent to Lots 1, 2 and 3 Block 4, HOLLISTER ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the records of Klamath County, Oregon.

PARCEL V

Lot 1 in Block 3 of HOLLISTER ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the records of Klamath County, Oregon.

Subject to: Agreement, including the terms and provisions thereof, between A. A. Bellman and Anna Bellman, husband and wife, and the Oregon, California and Eastern Railway Company, a corporation, dated October 30, 1923, recorded November 17, 1923, in Deed Vol. 63 page 162, records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of _____ October _____ A.D. 19 86 at 2:46 o'clock P M., and duly recorded in Vol. M86
_____ Deeds _____ on Page 17991

FEE \$18.00

By Evelyn Biehn, County Clerk

[Signature]