

DA

K-40252

83569

BARGAIN AND SALE DEED

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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 JEANETTE RUTH SMITH (formerly Jeanette R. Withington), 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 16, Block 11 of 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.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

(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). (The sentence 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 5th day of January, 1988, 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

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

By: Lloyd O. Randall Trust Officer

By: Gary L. Combs Investment Officer

THIS INSTRUMENT MAY BE RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF KLAMATH, OREGON, AND THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, MAY BE REQUIRED TO AFFIX A SEAL TO THIS INSTRUMENT.

(If the signer of the above is a corporation, use the form of acknowledgment opposite.)

(ORS 194.570)

STATE OF OREGON,

ss.

County of _____

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

Notary Public for Oregon

(SEAL)

My commission expires: _____

STATE OF OREGON, County of Multnomah) ss.

The foregoing instrument was acknowledged before me this January 5, 1988, by Lloyd O. Randall, Trust Officer, and by Gary L. Combs, Investment Officer, of First Interstate Bank of Oregon, N.A.

a _____ corporation, on behalf of the corporation.

Donna R. Bowman
Notary Public for Oregon

DONNA R. BOWMAN

NOTARY PUBLIC OREGON

My Commission Expires 1/20/91

(SEAL)

(If executed by a corporation, affix corporate seal)

FIRST INTERSTATE BANK OF OREGON, N.A.

Post Office Box 2971

Portland, Oregon 97208

GRANTOR'S NAME AND ADDRESS

JEANETTE RUTH SMITH

5488 Milani Avenue

Newark, California 94560

GRANTEE'S NAME AND ADDRESS

After recording return to:

JEANETTE RUTH SMITH

5488 MILANI AVENUE

NEWARK, CALIFORNIA 94560

NAME, ADDRESS, ZIP

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

JEANETTE RUTH SMITH

5488 MILANI AVENUE

NEWARK, CALIFORNIA 94560

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 15th day of January, 1988 at 2:48 o'clock P.M., and recorded in book/reel/volume No. M88 on page 842 or as fee/file/instrument/microfilm/reception No. 83569, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By P. Smith Deputy

Fee: \$10.00