

BARGAIN AND SALE DEED (CORPORATION)

FIRST NATIONAL BANK OF PORTLAND, a national banking association, nka FIRST INTERSTATE BANK OF OREGON, N.A., Trustee under the provisions of a Trust Agreement dated 1-31-41

a (State of incorporation) corporation, conveys to ROBERT C. DOWDELL, TRUSTEE OF BDK NOMINEE

REALTY TRUST, UTA DATED JANUARY 27, 1989

all that real property situated

in Klamath County, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.....

The true and actual consideration for this transfer is \$ 85,000.00 .*

Signed by authority of the Board of Directors, with the seal of said corporation affixed, this day of JAN. 30, 1989.

(Corporate Seal)

By Rod Nolte ~~President~~
Rod Nolte, Investment Officer

By Joan M. Kerns ~~Secretary~~
Joan M. Kerns, Ass't Trust Officer

STATE OF OREGON, County of Lane) ss.

JAN 30, 1989.

Personally appeared Rod Nolte and Joan M. Kerns who, being duly sworn, did say that he is the Investment Officer and Ass't Trust Officer of First Interstate Bank of Oregon, N.A., Trustee and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors; and he acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 4/25/89

Official Seal

* The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.

** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

BARGAIN AND SALE DEED
(CORPORATION)

First Interstate Bank of Oregon,
N.A., Trustee

TO

Robert C. Dowdell, Trustee

After Recording Return to:

Milton Kafka, atty.
P.O. Box 415
Sharon, Massachusetts

02067

STATE OF OREGON,)

) ss.

County of _____)

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M. and recorded in book _____ on page _____ Record of Deeds of said County.

Witness my hand and seal of County affixed.

Title

By _____

Deputy

EXHIBIT "A"

A portion of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the intersection of the Westerly line of Tenth Street and the Southerly line of Pine Street; thence Southeasterly along the Westerly line of Tenth Street 125.3 feet; thence Southwesterly parallel with Pine Street 96.92 feet to the Easterly line of Ninth Street; thence Northwesterly along the Easterly line of Ninth Street 129.04 feet, more or less, to the Southerly line of Pine Street; thence Northeasterly along the Southerly line of Pine Street 127.5 feet, more or less to the point of beginning.

SUBJECT TO:

- 1) Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
- 2) The property described herein is subject to an assessment of the Downtown Economic Improvement District.
- 3) The possible interest of City of Klamath Falls in the Southeasterly 14 feet of said property as disclosed by Deed dated April 1, 1929, recorded June 1, 1929 in Book 87 at page 287, which refers to an alley "heretofore conveyed to the City of Klamath Falls,"
- 4) The possible interest of N.E. Berry in said Southeasterly 14 feet by Deed dated June 5, 1930, recorded March 6, 1935 in Book 104 at page 300, School District No. 1, sometimes known as Linkville School District No. 1, conveyed said 14 foot strip to said N.E. Berry.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co.
 of Feb. A.D., 19 89 at 3:11 o'clock PM., and duly recorded in Vol. M89
 of Deeds on Page 2040
 Evelyn Biehn County Clerk
 By Pauline Mullendare

FEE \$13.00