

OK

96786

BARGAIN AND SALE DEED

Vol. m89 Page 2317

KNOW ALL MEN BY THESE PRESENTS, That The Bank of California, N.A., Trustee under the Will of August F. Heuer, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto David A. McClements, 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:

Lots 1 through 8 inclusive, TOGETHER WITH the Southerly  $\frac{1}{2}$  of vacated Park Street adjacent to said Lot 1 in EAST KLAMATH FALLS, in the County of Klamath, State of Oregon.

(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 \$ 800.00

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 ©, 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 13th day of October, 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.

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.

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

STATE OF OREGON,

(ORS 194.570)

CALIFORNIA

STANISLAUS

County of \_\_\_\_\_ ) ss.

The foregoing instrument was acknowledged before me this \_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

The foregoing instrument was acknowledged before me this October 13, 1988, by LORRAINE ALLEC

XXXXXXX Trust Real Estate

XXXXXXX Officer of

The Bank of California, N.A.,

a California corporation, on behalf of the corporation.

Notary Public for California

My commission expires: January 28, 1991

(SEAL)

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

David A. McClements  
5316 - 153rd Avenue S.E.  
Bellevue, WA 98006

After recording return to:

NAME, ADDRESS, ZIP

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

SAME AS ABOVE

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

Fee \$8.00

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 7th day of Feb., 1989, at 8:41 o'clock A.M., and recorded in book/reel/volume No. M89 on page 2317 or as fee/file/instrument/microfilm/reception No. 96786, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME TITLE

By Pauline Mulhender Deputy