

OA

57009

BARGAIN AND SALE DEED

Vol. 189 Page 2649

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 NIHL F. HAMILTON and JEAN C. HAMILTON, 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 139, Block 1, 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.

(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 93.090.)~~ 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 24th day of January, 1989; 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 DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER 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.)

(ORS 194.570)

STATE OF OREGON,

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.

January 24 The foregoing instrument was acknowledged before me this _____, 1989, by Lloyd O. Randall, Trust Officer, president, and by Gary L. Combs, Investment Officer, secretary of First Interstate Bank of Oregon, N.A.

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires:

Debra M. Deadmond
DEBRA M. DEADMOND (SEAL)
NOTARY PUBLIC
My Commission Expires 1-11-92

FIRST INTERSTATE BANK OF OREGON, N.A.
Trust Real Estate T-12, PO Box 2971
Portland, Oregon 97208

GRANTOR'S NAME AND ADDRESS

NIHL F. HAMILTON & JEAN C. HAMILTON
9980 Parkhurst Ct.
Elk Grove, California 95624

GRANTEE'S NAME AND ADDRESS

After recording return to:

NIHL F. HAMILTON AND JEAN C. HAMILTON
9980 PARKHURST CT.
ELK GROVE, CALIFORNIA 95624

NAME, ADDRESS, ZIP

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

NIHL F. HAMILTON AND JEAN C. HAMILTON
9980 PARKHURST CT.
ELK GROVE, CALIFORNIA 95624

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 10th day of Feb., 1989, at 2:02 o'clock P.M., and recorded in book/reel/volume No. 189 on page 2649 or as fee/file/instrument/microfilm/reception No. 97009, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk.

NAME

TITLE

By Pauline Mullendore Deputy

Fee \$8.00

99 FEB 19 PM 2 02