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96786

BARGAIN AND SALE DEED

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:

/ Block 41
Lots 1 through 8 inclusive, TOGETHER WITH the Southerly 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 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,

County of

The foregoing instrument was acknowledged before me this, 19, 1988, by

Notary Public for Oregon

(SEAL)

My commission expires:

Return & Taxes:

David A. McClements
5316-153rd Ave. S.E., Bellevue, Wa. 98006

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Aspen Title Co.
on this 15th day of Feb. A.D. 19 89
at 3:09 o'clock P.M. and duly recorded
in Vol. M89 of Deeds Page 2926
Evelyn Biehn County Clerk
By Denise Mullendor Deputy.

Fee, \$8.00

THE BANK OF CALIFORNIA, N.A., TRUSTEE UNDER THE WILL OF AUGUST F. HEUER
BY: Lorraine Allec
TRUST REAL ESTATE OFFICER (Title)

CALIFORNIA STANISLAUS) ss.
STATE OF OREGON, County of
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)
(If executed by a corporation, affix corporate seal)

STATE OF OREGON, ss.

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 Denise Mullendor Deputy

Fee \$8.00