

BARGAIN AND SALE DEED

LEWIS G. REIMER, and MILDRED A. REIMER, husband and wife, (Grantors) do grant, sell, release and transfer to LEWIS G. REIMER and MILDRED A. REIMER, Trustees of the REIMER FAMILY TRUST u.a.d. August 18, 1989, all right, title and interest in and to the real property located in Klamath County, Oregon described as follows:

(SEE ATTACHED LEGAL DESCRIPTION)

The true consideration for this conveyance is valuable, but not expressed in dollars; the conveyance is made to organize the estates LEWIS G. REIMER and MILDRED A. REIMER for improved administration of assets while alive and competent, and ease of transition thereafter.

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 PERSONS ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USE.

Until change is requested, all tax statements shall be sent to the following address: Mr. and Mrs. Lewis G. Reimer, 6285 Bryant Avenue, Klamath Falls, Oregon 97603.

DATED this 18 day of August, 1989.

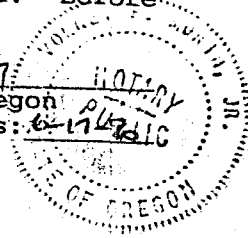
Lewis G. Reimer
LEWIS G. REIMER

Mildred A. Reimer
MILDRED A. REIMER

STATE OF OREGON)
County of Jackson) ss.

On August 18, 1989 personally appeared LEWIS G. REIMER and MILDRED A. REIMER, who, being duly sworn, acknowledged the foregoing instrument to be their voluntary act and deed. Before me signed:

Walter A. Moore
Notary Public for Oregon
My Commission Expires: 6-17-91



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Lot 16 in Block 5, as shown on the map entitled SECOND ADDITION TO WINEMA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. 16047

SUBJECT TO:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
 2. Assessments, if any, due to the City of Klamath Falls for water use.
 3. Reservations and restrictions in Deed from Anna E. Simmers, widow of A. J. Simmers, to Herman Lofdahl and W. E. Lofdahl, dated September 2, 1949, recorded September 28, 1949, in Volume 234, page 248, Records of Klamath County, Oregon.
 4. Reservations and restrictions as contained in plat dedication, to wit:
"(1) A 20 foot building setback line along the front and a 15 foot building setback on the street sideline or all lots as shown on the annexed plat, (2) An 8 foot public utilities easement on the back of all lots as shown on the annexed plat, said easement to provide ingress and egress for construction and maintenance of said utilities with no structures or fences being permitted thereon and any plantings being placed thereon at the risk of the owner, should said construction or maintenance damage them, (3) Additional restrictions as provided in recorded protective covenants."
 5. An 8 foot utility easement along rear lot line, as shown on dedicated plat.
 6. A 20 foot building setback line as shown on dedicated plat.
 7. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.
Dated: February 12, 1979
Recorded: February 14, 1979
Volume: M79, page 3559, Microfilm Records of Klamath County, Oregon
Amount: \$12,500.00
Mortgagor: James R. Landis and Betty A. Landis, husband and wife
Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs (L-P07101)
- The Grantee named on the reverse side of this deed hereby agrees to assume and pay the above described Mortgage.

*Let
M.R.*

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Volney F. Morin, Jr.
of Aug. A.D., 19 89 at 10:59 o'clock A.M., and duly recorded in Vol. M89
of Deeds on Page 16046

FEE \$13.00

Return: Lewis G. Reimer

6285 Bryant Ave., Klamath Falls, Or. 97603

Evelyn Biehn, County Clerk

By

Pauline Mueland