

14386

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BARGAIN AND SALE DEED

ROBERT V. SEATER, and EVELYN A. SEATER, aka EVELYN SEATER, husband and wife, (Grantors) do grant, sell, release and transfer to ROBERT V. SEATER and EVELYN A. SEATER, Trustees of the SEATER FAMILY TRUST u.a.d. April 30, 1990, all right, title and interest in and to the real property located in Klamath County, Oregon described as follows:

(SEE ATTACHED LEGAL DESCRIPTIONS)

The true consideration for this conveyance is valuable, but not expressed in dollars; the conveyance is made to organize the estates ROBERT V. SEATER and EVELYN A. SEATER 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. Robert V. Seater, 6646 Shasta Way, Klamath Falls, Oregon 97603.

DATED this 30 day of April, 1990.

Robert V. Seater
ROBERT V. SEATER

Evelyn A. Seater
EVELYN A. SEATER, aka

Evelyn Seater
EVELYN SEATER

STATE OF OREGON)
County of Jackson) ss.

On April 30, 1990 personally appeared ROBERT V. SEATER, and EVELYN A. SEATER, aka EVELYN SEATER, who, being duly sworn, acknowledged the foregoing instrument to be their voluntary act and deed. Before me signed:

Whitney M. May
Notary Public for Oregon
My Commission Expires: 6-17-90

'90 MAY 3 AM 11 38

PARCEL I

8380

Lot 1 in Block 11 FOURTH ADDITION TO WINEMA GARDENS,
Klamath County, Oregon,

PARCEL II

NW $\frac{1}{4}$ SW $\frac{1}{4}$ and the SW $\frac{1}{4}$ SW $\frac{1}{4}$, Section 1, Township 40 S, R. 13 E.W.M.;
NW $\frac{1}{4}$ NE $\frac{1}{4}$ and S $\frac{1}{2}$ NE $\frac{1}{4}$, Section 2, Township 40 S, R. 13 E.W.M.; NW $\frac{1}{4}$ NW $\frac{1}{4}$,
Section 12, Township 40 S, R. 13 E.W.M.,

SUBJECT TO: Easements and rights of way of record and those apparent
upon the land, and

SUBJECT also to: A certain mortgage executed by Bessie M. Campbell, a
widow, and Robert V. Seater and Evelyn Seater, husband and wife, to
Prudential Insurance Company of America, dated the 1st day of July, 1955,
recorded in Volume 164, page 228, Klamath County Mortgage records, as
security for the payment of \$31,000.00, which said mortgage and the sums
due thereunder, both principal and interest, the grantees assume and
agree to pay.

RESERVING, HOWEVER, unto the Grantor herein, or the survivor of her, during
the full term of her natural life, the right of possession and occupancy in
and to the above described premises, together with the right to the rent,
issues and profits arising therefrom.

Together with all and singular the tenements, hereditaments and
appurtenances thereunto belonging or in anywise appertaining, and also all
their estate, right, title and interest, in and to the same, including dower
and claim of dower, SAVE AND EXCEPT for the life estate herein reserved in
the Grantor, or the survivor of her.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Volney F. Morin, Jr. the 3rd day
of May A.D., 19 90 at 11:38 o'clock AM., and duly recorded in Vol. M90,
of Deeds on Page 8379.

FEE \$33.00

Evelyn Biehn County Clerk

By Pauline M. Muckadore

Return: Robert V. Seater
6646 Shasta Way
Klamath Falls, Or. 97603