

31822

ASPEN 36642
BARGAIN AND SALE DEED

Vol. mg1 Page 13517

FIRST INTERSTATE BANK OF OREGON, N.A., (Formerly known as First National Bank of Oregon), Grantor, conveys to
BIBLE BAPTIST CHURCH, A NON PROFIT CORPORATION

Grantee, the following described real property:

EXHIBIT "A" ATTACHED

"Bank sells the property referenced in this Deed and any improvements on the property (The "Property") in 'AS IS' condition. By accepting this Deed, Buyer acknowledges that Bank has made no representations or warranties concerning the property, that Buyer has been advised by Bank to have the property inspected by professional inspectors, that Buyer has conducted every inspection of the property that Buyer desires to make, and that Buyer accepts the property with every defect, even if the defect is material."

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.

The true consideration for this conveyance is \$ 40,000.00. Dated this 28TH day of JUNE, 1991.

By [Signature]
Title Senior Vice President

FIRST INTERSTATE BANK OF OREGON, N.A.

By [Signature]
Title Assistant Vice President

STATE OF OREGON)
County of Multnomah) ss.

The foregoing Bargain and Sale Deed was acknowledged before me this 28 day of June, 1991, by John V. Dirksen and George A. Wilson, the Senior Vice President and Assistant Vice President of First Interstate Bank of Oregon, N.A., on behalf of the national banking association.

(NOTARIAL SEAL)

Katherine M. McElroy
KATHERINE M. MCELROY
NOTARY PUBLIC - OREGON
My Comm. Expires 8-28-93

Notary Public for Oregon
My commission Expires:

First Interstate Bank of Oregon, NA
DAG-RE Div. T-30, PO Box 3131
Portland, Oregon 97208
Grantor's Name and Address

Bible Baptist Church
2244 Waird Street
Klamath Falls, Oregon 97603
Grantee's Name and Address

After recording return to:

Bible Baptist Church
2244 Waird Street
Klamath Falls, Oregon 97603
Name, Address, Zip

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

Bible Baptist Church
2244 Waird Street
Klamath Falls, Oregon 97603
Name, Address, Zip

STATE OF OREGON)
County of) ss.

I certify that the within instrument was received for record on the 28 day of June, 1991, at 10 o'clock AM, and recorded in book/reel/volume No. .
Record of Deeds of said County.

Witness my hand and seal of County affixed.

Name Title
By Deputy

EXHIBIT "A"

Beginning at an iron pin on the Northerly right of way of the Dalles-California Highway which lies South 88 degrees 59' West along the East-West quarter line a distance of 111.83 feet and North 0 degrees 54' West a distance of 30 feet from the iron point in the center of the above mentioned highway which marks the center of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and running thence: Continuing North 0 degrees 54' West along a line which passes through the center of the 8 inch tile wall of Robinson's Grocery, a distance of 140 feet to an iron pin; thence South 88 degrees 59' West a distance of 74.9 feet to an old pin which was set in 1937; thence South 0 degrees 34' East a distance of 140 feet to a point which lies on the above mentioned highway's North right of way line 30 feet North at right angles from its center; thence North 88 degrees 59' East along the said Northerly right of way line a distance of 75.71 feet, more or less, in the SE 1/4 NW 1/4 Section 2, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

SAVING AND EXCEPTING THEREFROM that portion conveyed to State of Oregon, by and through its State Highway Commission, by deed recorded June 19, 1964 in Book 354 at Page 6, Deed Records of Klamath County, Oregon.

CODE 41 MAP 3909-2BD TL 2900

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 11th day
of July A.D. 19 91 at 3:10 o'clock P.M. and duly recorded in Vol. M91
of Deeds on Page 13517
By Evelyn Biehn County Clerk
Debra Mulvane

FEE \$33.00