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BARGAIN AND SALE DEED

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KNOW ALL MEN BY THESE PRESENTS, That First Interstate Bank of Oregon, N.A. as Trustee under the Testamentary Trust of Gene M. Engelcke, Deceased, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Stanley C. Masten and Patricia A. Masten, Tenants in Common 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:

The SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 2, Township 39 South, Range 11 E.W.M., Klamath County, Oregon.

The E $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 3, Township 39 South, Range 11 E.W.M., Klamath County, Oregon

The N $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 10, Township 39 South, Range 11 E.W.M., Klamath County, Oregon, EXCEPTING that portion commencing with the Southwest corner of the N $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 10, thence East and parallel with the South line of Section 10, 32 rods, thence Northerly at right angles 10 rods, thence West parallel with the South line of Section 10, 32 rods to the point of beginning.

The N $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 11, Township 39 South, Range 11 E.W.M., Klamath County, Oregon.

SUBJECT TO:

1. The assessment roll and the tax roll disclose that the premises herein described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied for the last ten (10) or lesser number of years in which the farm use assessment was in effect for the land and in addition thereto a penalty may be levied if notice of disqualification is not timely given. Grantee expressly assumes liability for and holds Grantor harmless for any additional tax which may be levied hereunder.

CONTINUED ON REVERSE (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 \$

~~However, the actual consideration consists of the value of the property as determined by the whole consideration and not the value of the property as determined by the part of the~~ (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 10th day of March, 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 88, by

Notary Public for Oregon

(SEAL)

My commission expires:

(ORS 194.570)

STATE OF OREGON, County of Multnomah ss.

The foregoing instrument was acknowledged before me this March 10, 1988, by Lawrence J. Salimena Trust Officer, president, and by K. Yaden, Asst. Trust Officer, secretary of First Interstate Bank of Oregon, N.A.

a corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires

MURIEL M. HAMILTON

NOTARY PUBLIC - OREGON

My Commission Expires 3-1-1992

STATE OF OREGON

County of

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book/reel/volume No. on page or as fee/file/instrument/microfilm/reception No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

First Interstate Bank of Oregon, N.A. as Trustee under the Testamentary Trust of Gene M. Engelcke, Deceased

Stanley C. & Patricia A. Masten
P.O. Box 156
Bonanza, OR 97623

GRANTEE'S NAME AND ADDRESS

After recording, return to:

FIRST INTERSTATE BANK OF OREGON, N.A.
Trust Real Estate/Receivables T-11
P.O. Box 2971
Portland, Oregon 97208

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

Stanley C. & Patricia A. Masten
P.O. Box 156
Bonanza, OR 97623

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

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SUBJECT TO: (Continued)

- STATE OF OREGON: COUNTY OF KLAMATH : ss.

By Bernetha G. Letsch, County Clerk
Kathleen Ross

First Interstate Bank of Oregon,
N.A., as Trustee under the Testament
Trust of Gene M. Bannister, Deceased
P.O. Box 150
Bannister, OR 97023
Bannister, C. & Patricia Maston
P.O. Box 150
Bannister, OR 97023
Bannister, C. & Patricia A. Maston
P.O. Box 150
Bannister, OR 97023