

NS

99 JUN 10 P3:33

MARGARET HERBERT

Grantor's Name and Address

UNCLE WATSON AVENUE TRUST  
CAPITOL INDUSTRIES INC. TRUSTEE

Grantee's Name and Address

After recording, return to (Name, Address, Zip):  
MARGARET HERBERT

2907 Watson St  
KFO - 97663

Until requested otherwise, send all tax statements to (Name, Address, Zip):

SPACE RESERVED  
FOR  
RECORDER'S USE

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STATE OF OREGON, } ss.  
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  
\_\_\_\_\_ and/or as fee/file/instru-  
ment/microfilm/reception No. \_\_\_\_\_,  
Records of said County.

Witness my hand and seal of County  
affixed.

NAME \_\_\_\_\_ TITLE \_\_\_\_\_  
By \_\_\_\_\_, Deputy.

BARGAIN AND SALE DEED

CAPITOL IND. INC., A NEVADA CORP., TRUSTEE OF THE  
UNCLE WATSON AVENUE TRUST, TRUST #530-41-2907, DATED

8/20/98

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto MARGARET S.  
HERBERT

hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, heredi-  
cuments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County,  
State of Oregon, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

ORIGINAL

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$90,600.00. However, the  
actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate  
which) consideration. (The sentence between the symbols <sup>®</sup>, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be  
made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 4th day of June, 1999; if  
grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized  
to do so 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 REGU-  
LATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON  
ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPRO-  
PRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES  
AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST  
PRACTICES AS DEFINED IN ORS 30.930.

CAPITOL INDUSTRIES INC., A NEVADA CORP., \*

by

by

STATE OF OREGON, County of Clatsop, ss.

This instrument was acknowledged before me on June 9, 1999.

by Ms. B. H. or Trustee

This instrument was acknowledged before me on June 9, 1999.

by Ms. H. H.

as \_\_\_\_\_

of \_\_\_\_\_

\*TRUSTEE OF THE UNCLE WATSON AVE. TRUST,  
TRUST #530-41-2907, DATED 8/20/98, an  
estate in fee simple.

Notary Public for Oregon

My commission expires

11-8-02

A portion of Lots 6 and 7, PIEDMONT HEIGHTS, a subdivision in the County of Klamath, State of Oregon, and being more particularly described as follows:

Beginning at a point on the West line of Lot 6, PIEDMONT HEIGHTS, from which the Southwesterly corner of said Lot 6 bears South 0 degrees 27' East 150 feet distant; thence East 200 feet; thence North 0 degrees 27' West 100 feet; thence West 200 feet to the West line of Lot 6; thence South 0 degrees 27' East 100 feet to the point of beginning.

CODE 43 MAP 3909-1DD TL 3400

State of Oregon, County of Klamath  
Recorded 6/10/99, at 3:33 p.m.

In Vol. M99 Page 23003

Linda Smith,

County Clerk

Fee \$ 35 - *HL*