

KNOW ALL MEN BY THESE PRESENTS, that THE BANK OF CALIFORNIA, N. A. a corporation duly organized and existing under the laws of the State of California, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto PAUL B. JOHNSTON & ARMANDINE M. JOHNSTON, Husband & Wife as Joint Tenants, hereinafter called grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, and State of Oregon, described as follows, to-wit:

Block 16, Lot 6, Second Addition to Nimrod River Park.

Subject to all conditions covenants, reservations, restrictions, easements, rights and rights of way of record including but not limited to the covenants, conditions and restrictions set forth in that certain Declaration recorded the 10th day of June, 1966, in Vol. M-66, page 6074, official records of Klamath County, State of Oregon.

The foregoing recitation of considerations is True as I verily believe.

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 \$990.00.
However, the actual consideration consists of or includes other property or value given or promised which is not stated in the consideration (indicate which):

In construing this deed the singular includes the plural as the circumstances may require.

Done by order of the grantor's board of directors with its corporate seal affixed, this 21st day of January, 1971.

THE BANK OF CALIFORNIA, N. A. as Trustee

By Trust Officer *[Signature]* x President

By Assistant Trust Officer *[Signature]* Secretary

STATE OF CALIFORNIA, County of Los Angeles, ss: January 21, 1971.
Personally appeared H. R. Billings and C. J. Featherston

who, being duly sworn, each for himself and not one for the other, did say that the former is the Trust Officer and that the latter is the Assistant Trust Officer.

Witness of THE BANK OF CALIFORNIA, N. A. as Trustee, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me: *[Signature]* Laraine W. Jackson

Notary Public for Oregon California
My commission expires: December 17, 1974

OFFICIAL SEAL
LARAINE W. JACKSON
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
My Commission Expires November 17, 1974

Bargain and Sale Deed
Corporation

THE BANK OF CALIFORNIA
National Association

TO

Paul B. & Armandine M.
Johnston

WHEN RECORDED RETURN TO
Mr. & Mrs. Paul B. Johnston
P. O. Box 783
Bend, Oregon 97701

(DON'T USE THIS
SPACE; RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

Fee \$1150

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 25th day of January, 1971, at 10:53 o'clock A.M., and recorded in book M 71 on page 631.

Record of Deeds of said County.
Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk Title
By *[Signature]* Deputy

A-20615

FORM No. 690-1967

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