

DEED

KNOW ALL MEN BY THESE PRESENTS, That THE BANK OF CALIFORNIA, N.A., a national banking association duly organized and existing under the laws of the State of Oregon, hereinafter called GRANTOR, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto TED H. WAGNER & BILLIE M. WAGNER
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 54, LOT 2, OF THE 5th ADDITION TO NIMROD RIVER PARK as shown on map in official records of said county.

SUBJECT TO all conditions, covenants, reservations, restrictions, easements, rights and rights of way of record, official records of said county and state.

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
\$ 1.50

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

Done by the order of the grantor's board of directors with it's corporate seal affixed, this 6th day of May, 19 71.

THE BANK OF CALIFORNIA
a National Banking Association

(Corporate Seal)

H. R. Billings, Trust Officer

C. J. Featherston, Asst. Trust Officer

STATE OF CALIFORNIA,
COUNTY OF Los Angeles ss.

On May 6, 19 71, before the undersigned, a Notary Public of said State, personally appeared H. R. Billings, known to me to be the Trust Officer, and C. J. Featherston, known to me to be the Assistant Trust Officer of the Corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.
OFFICIAL SEAL
LARAIN W. JACKSON
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires November 17, 1974

When recorded return to
Mr. & Mrs. Ted H. Wagner
1533 Callers Road
Ventura, California 93003

Laraine W. Jackson
Notary Public of Said State
Laraine W. Jackson
(TYPE OR PRINT IN INK NAME OF NOTARY PUBLIC)

STATE OF OREGON ss.
County of Klamath

I certify that the within instrument was received for record on the 13th day of May, 19 71, at 11:14 o'clock A.M., and recorded in book M71 on page 4348 Record of Deeds of said County. Witness my hand and seal of County affixed.

Wm. D. Milne
County Clerk - Recorder

By Cynthia A. Speed Deputy

Fee \$1.50