

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 IRMGARD E. EFFENBERG

An Unmarried Woman as Her Sole & Separate Property

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 ---, LOT 24, OF THE --- ADDITION TO NIMROD RIVER PARK as shown on map in official records of said county.  
(SEE EXHIBIT "A" ATTACHED)

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  
\$ 2,440.00

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 3rd day of January, 19 73.

THE BANK OF CALIFORNIA  
a National Banking Association, as Trustee

H. R. Billings  
Trust Officer

C. J. Featherston  
Assistant Trust Operations Officer  
ss.

STATE OF CALIFORNIA,  
COUNTY OF Los Angeles

On January 3, 1973, 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.



LARAINÉ W. JACKSON  
NOTARY PUBLIC, CALIFORNIA  
PRINCIPAL OFFICE IN  
LOS ANGELES COUNTY

My Commission Expires November 17, 1974

DEED

When recorded return to

Ms. Irmgard E. Effenberg

1424 West Elm Street

Lodi, California 95240

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

day of \_\_\_\_\_, 19\_\_\_\_, at

\_\_\_\_\_o'clock \_\_\_\_M., and recorded in

book \_\_\_\_\_ on page \_\_\_\_\_

Record of Deeds of said County.

Witness my hand and seal of County affixed.

County Clerk — Recorder

By

Deputy

2711

## EXHIBIT "A"

Being a portion of lot 27 of NIMROD RIVER PARK as shown on plat of record official records of Klamath County, more particularly described as follows:

Beginning at the Southeast corner of said lot 24; thence S 01°04' E to a point on the South line of lot 27 of said NIMROD RIVER PARK; thence Westerly along the South line of said lot 27, to a point, which point is the intersection of the South line of lot 27 and the Southerly prolongation of the Westerly side line of lot 24 (the bearing of said prolongation is S 01°04' E); thence N 01° 04' W, along said prolongation to the Southwest corner of said lot 24; thence N 88°56' E, 14.14 feet; thence N 76°02'30" W, 88.90 feet, to the point of beginning.

SUBJECT TO: Easement for roadway and incidental purposes over the Northerly 60 feet.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of IRVING S. SEFTNER  
 this 15th day of March A. D., 1973 at 10:45 o'clock A. M., and duly recorded in  
 Vol. M 73, of DEEDS on Page 2710

FEE \$ 4.00

WM. D. MILNE, County Clerk  
 By Hazel Duane