

76012
 KNOW ALL MEN BY THESE PRESENTS, that THE BANK OF CALIFORNIA, N. A. a national banking association, as Trustee ~~XXXXXX~~ 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 JOHN W. FOSTER and MARGARET B. FOSTER, Husband & Wife as Tenants by the Entirety, 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:

Government lots 17, 18, 19, 22, 23, 24 and 25 in Section 12, Township 36 South, Range 10 East, W M lying North and East of the Sprague River and North of the Slough located in lots 24 and 25 and southerly of Block 28 of the 4th Addition, Nimrod River Park, and westerly of the southerly prolongation of the West side line of lot 30, Block 28 to the North line of the slough.

Subject to a 60 foot road and utility easement along the North line of the parcel adjacent the southerly line of Block 28.

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 \$ 4,500.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).^①

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 22nd day of May, 1973.

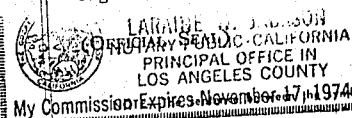


THE BANK OF CALIFORNIA, N. A., as Trustee

By H.R. Billings, President ~~XXXXXX~~
 Trust Officer
 By C.J. Featherston, ~~XXXXXX~~
 Asst. Trust Officer

California
 STATE OF OREGON, County of Los Angeles) ss: May 22, 1973
 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 Asst. Trust Officer ~~XXXXXX~~
 of The Bank of California, N. A., 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: *Laraine H. Jordan*
 Notary Public for ~~XXXXXX~~ California
 My commission expires: _____



Bargain and Sale Deed Corporation

The Bank of California, N. A.
 a national banking association
 TO

JOHN W. FOSTER
 MARGARET B. FOSTER

WHEN RECORDED RETURN TO
 Mr. & Mrs. John W. Foster
 P. O. Box 324
 Sprague River, Oregon 97639

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

FEE \$2.00

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 24th day of May, 1973, at 10:56 o'clock A.M., and recorded in book M73 on page 6301. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE,
 COUNTY CLERK Title
 By *Hazel D. Dagle* Deputy