

85697

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Recording Requested by:

GRAYCO LAND ESCROW, LTD.

and When Recorded Mail to:

Fred B. Groat  
1652 E. Ontario,  
Corona, California 91720

STATE OF OREGON,  
County of Klamath } ss.

Filed for record at request of:  
GRAYCO LAND ESCROW LTD

on this 5th day of FEBRUARY A. D., 19 74  
at 8:40 o'clock A. M. and duly  
recorded in Vol. M. 74 of DEEDS  
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WM. D. MILNE, County Clerk

By *W. D. Milne* Deputy.

Consideration \$990.00

Affix L.R.S. \$ none in this space

## Bargain and Sale Deed

FEB 5 8 30 AM 1974

THIS DEED, dated January 31st, 19 74, by GRAYCO LAND ESCROW, LTD.,  
as Trustee, a California corporation, hereinafter called "Grantor,"  
to FRED B. GROAT, an unmarried man  
hereinafter called "Grantee,"

## WITNESSETH:

Grantor, for good and valuable consideration to it paid by Grantee, the receipt of which is hereby acknowledged, does by these presents grant, bargain, sell and convey unto Grantee, his heirs and assigns, all of the following described real property situated in the County of Klamath, State of Oregon, to wit:

Lot 10, Block 30 of OREGON PINES, as same is shown on plat filed  
June 30, 1969 duly recorded in the office of the county recorder of  
said county.

SUBJECT TO: (1) Taxes for the fiscal year 19 73 - 19 74

(2) Covenants, conditions, reservations, easements, restrictions, rights, rights of way, and all matters appearing of record.

TOGETHER WITH all and singular the tenements, hereditaments, appurtenances, rights, privileges and easements belonging or in anywise appertaining to any and all of the real property hereinabove described and defined and the reversion, reversions, remainder and remainders, rents, issues, profits and revenue thereof.

TO HAVE AND TO HOLD said real property hereinabove described and defined unto Grantee, his heirs and assigns, forever.

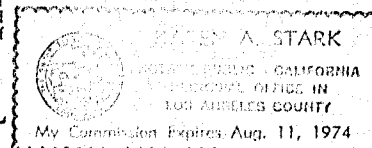
IN WITNESS WHEREOF, said GRAYCO LAND ESCROW, LTD., as Trustee, a California corporation, the Grantor herein, has caused its corporate name to be hereunto subscribed and its corporate seal to be hereto affixed by its proper officers thereunto duly authorized, as of the date first above written.

STATE OF CALIFORNIA }  
COUNTY OF Los Angeles } ss.  
On January 31, 1974 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Norfleet J. Howell, known to me to be the Vice President, and Mabel K. Roberts, known to me to be the Secretary of the Corporation that executed the within Instrument, 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 within Instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal

(Seal) *Karen A. Stark*  
Notary Public in and for said County and State

GRAYCO LAND ESCROW, LTD., as  
Trustee, a California Corporation

By *Norfleet J. Howell* Vice PresidentBy *Mabel K. Roberts* Secretary

0108-468

Jh-32-09/73