

92299

Recording Requested by:

GRAYCO LAND ESCROW, LTD.

and When Recorded Mail to:

Mr. and Mrs. Leonard L. Perkins
P.O. Box 13
Beatty, Oregon 97621

Vol. ^m 74 Page 10329
STATE OF OREGON, } ss.
County of Klamath }

Filed for record at request of:

GRAYCO LAND ESCROW, LTD.

on this 26th day of AUGUST A.D., 1974

at 9:35 o'clock A.M. and duly

recorded in Vol. M. 74 of DEEDS

Page 10325

WM. D. MILNE, County Clerk

By *W. D. Milne* Deputy.
Fee \$2.50

"Until a change is requested all tax statements
shall be sent to the following address: Consideration \$1,125.00
Mr. and Mrs. Leonard L. Perkins Alth I.R.S. \$none in this space
P.O. Box 13

Beatty, Oregon 97621

Bargain and Sale Deed

THIS DEED, dated August 12th, 1974, by GRAYCO LAND ESCROW, LTD.,
as Trustee, a California corporation, hereinafter called "Grantor,"
to LEONARD L. PERKINS and LURA S. PERKINS, husband and wife

hereinafter called "Grantee,"

WITNESSETH:

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

Lot 9, Block 7 of SPRAGUE RIVER VALLEY ACRES, as per plat recorded in
records of said county.

SUBJECT TO: (1) Taxes for the fiscal year 1974-1975

(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, their
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 here-
unto 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 August 12th, 1974 before me, the under-

signed, a Notary Public in and for said County and State, person-
ally appeared Norflect J. Howell, known
to me to be the Vice President, and
Betty M. Georgino, known to me to be
Assistant Secretary of the Corporation that executed

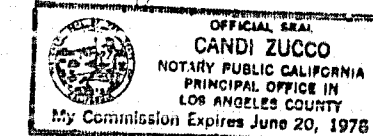
the within Instrument, known to me to be the persons who ex-
ecuted the within Instrument on behalf of the Corporation therein
named, and acknowledged to me that such Corporation executed
the within Instrument pursuant to its by-laws or a resolution of
its board of directors.

WITNESS my hand and official seal.

(Seal) *Candi Zucco*
Notary Public in and for said County and State

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

By *Norflect J. Howell* Vice President
By *Betty M. Georgino* Assistant Secretary



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Jh-32-09/73

92300

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KNOW ALL MEN BY THESE PRESENTS, that The Bank of California, N. A. as Trustee
a National Banking Association a corporation duly organized
and existing under the laws of the State of California, hereinafter called grantor, for the consideration here-
after stated, does hereby grant, bargain, sell and convey unto Elinore Rickard, for the consideration here-
James L. Nicholas & Mary Sue Nicholas, Husband & Wife, each as to an undivided 1/2 interest, hereinafter called grantee
and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appur-
tenances thereunto belonging or appertaining, situated in the County of Klamath, and State of
Oregon, described as follows, to-wit:

Parcel 3, Lot 5, Map of Survey as recorded in Volume M-70, at Page 783,
Klamath County, Oregon Deed Records. This land may be subject to inun-
dation. Construction of any form of structure shall be subject to the provisions
of all applicable ordinances.

Subject to all conditions, covenants, restrictions, reservations, easements,
rights, and rights of way of record, Official Records of Klamath County, State
of Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 \$ 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):

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 day of , 19

THE BANK OF CALIFORNIA, N. A.
as Trustee

By H.R. Billings Vice President and Trust Officer
By C.J. Featherston Trust Oper. Officer

(CORPORATE SEAL)

California

STATE OF OREGON, County of Los Angeles

Personally appeared H.R. Billings

ss: August 21, 1974

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

secretary 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 acknowl-
edged said instrument to be its voluntary act and deed.

(OFFICIAL SEAL)



OFFICIAL SEAL
DRAGA MILOVANOVICH
NOTARY PUBLIC, CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY

Notary Public for Oregon California
My commission expires:

NOTE—The sentence containing the symbol should be deleted. See ORS 93.020.

My Commission Expires November 17, 1974

Bargain and Sale Deed
Corporation

The Bank of California, N. A.
A National Banking Assoc.

TO

Elinore Rickard, James L.
& Mary Sue Nicholas, Sr.

No.

WHEN RECORDED RETURN TO
Nicholas and Rickard
c/o Nordland, Inc.
1123 So. San Gabriel Blvd.
San Gabriel, Calif. 91776

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

FEE \$ 2.00

STATE OF OREGON

County of KLAMATH

I certify that the within instru-
ment was received for record on the
26th day of AUGUST, 1974,
at 9:35 o'clock A.M., and recorded
in book M 74 on page 10326 or as
file number 92300. Record of
Deeds of said County.

Witness my hand and seal of
County affixed.

WM. D. MILNE
COUNTY CLERK
By W. D. Milne Deputy

AUG 26 9 55 AM 1974

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