

1967

98007

KNOW ALL MEN BY THESE PRESENTS, that The Bank of California, N. A., A  
National Banking Association, as Trustee

and existing under the laws of the State of California, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Edward Talbert & Orane Talbert, Husband & Wife AND Dorothy Debus, an unmarried woman, each as to an undivided 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:

A parcel of land situated in Government Lots 9 and 16, Section 9 and Government Lots 12 and 13, Section 10, T36S, R11E., W.M. more particularly described as follows:

Beginning at the most southeasterly corner of Lot 3, Block 7 of the Second Addition to Nimrod River Park; thence S 43° 55' 15" E 714.12 feet; thence N 63° 17' 02" E 220.00 feet; thence North 400.00 feet to a point on the southerly right-of-way line of Deschutes Street said point being S 73° 33' 35" E 28.31 feet from the southeast corner of Lot 8, Block 7 of said Second Addition, said point also being South a distance of 50.00 feet from the centerline radial point of the cul-de-sac on the southerly end of Deschutes Street; thence westerly along the southerly tract line of said Second Addition to the point of beginning.

Subject to easements for roadway and utility purposes as shown in document recorded December 17, 1969 in Book M-69 at Page 10490. Also subject to covenants, conditions, easements, rights, rights-of-way of record and those apparent on the ground.

(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).<sup>①</sup>  
the whole

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 30th day of January, 1975

OFFICIAL SEAL  
ANITA M. CHAVEZ  
NOTARY PUBLIC-CALIFORNIA  
PRINCIPAL OFFICE IN  
LOS ANGELES COUNTY  
My Commission Expires November 26, 1977

THE BANK OF CALIFORNIA, N. A., as  
Trusted  
By H. R. Billings  
Vice Pres. & Trust Officer  
By C. J. Featherston  
Trust Operations Officer

California  
STATE OF OREGON, County of Los Angeles ) ss: January 30, 1975  
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 Vice Pres. & Trust Officer and that the latter is the Trust Oper. Officer

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: Anita M. Chavez  
Notary Public for Oregon California  
My commission expires:

NOTE—The sentence between the symbols (1), if not applicable, should be deleted. See ORS 93.030.

### Bargain and Sale Deed Corporation

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

TO

Edward Talbert, Orane  
Talbert & Dorothy Debus

WHEN RECORDED RETURN TO  
Talbert/Debus  
c/o Nimrod Park, Inc.  
1123 So. San Gabriel Blvd.  
San Gabriel, Calif. 91776

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

FEE \$ 2.00

### STATE OF OREGON

County of Klamath

I certify that the within instrument was received for record on the 13th day of February, 1975, at 2:30 o'clock P.M., and recorded in book M 75 on page 1769 or as file number 98007, Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK

By Hazel Brazil Deputy

Title

Deputy