

1-1-74

4640

BARGAIN AND SALE DEED

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10629

KNOW ALL MEN BY THESE PRESENTS, That Arthur T. Sagmeister & Thelma J. Sagmeister, Husband & Wife as Tenants by the Entirety, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Eric Tharalson & Joyce D. Tharalson, Husband & Wife as Tenants by the Entirety, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Block 49, Lot 25 of the 4th Addition to Nimrod River Park as shown on map in official records of said county.

Subject to all conditions, covenants, reservations, restrictions, easements, rights and rights of way of record, official records of said county and state.

RECEIVED  
SEP 9 - 1975

9:40 AM

(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 \$ 420.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS-93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 4th day of August, 1975; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(x) Arthur T. Sagmeister  
(x) Thelma J. Sagmeister

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, California } ss.  
County of Los Angeles }  
August 4, 1975

Personally appeared the above named  
Arthur T. Sagmeister and  
Thelma J. Sagmeister  
and acknowledged the foregoing instru-  
ment to be their voluntary act and deed.

Before me:  
(OFFICIAL SEAL) Dorothy A. Tisot  
Notary Public for Oregon  
My commission expires 4-21-78

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_\_\_

Personally appeared \_\_\_\_\_ and  
\_\_\_\_\_, who, being duly sworn,  
each for himself and not one for the other, did say that the former is the  
\_\_\_\_\_, president and that the latter is the  
\_\_\_\_\_, secretary of \_\_\_\_\_

and that the seal affixed to the foregoing instrument is the corporate seal  
of \_\_\_\_\_, a corporation,  
and that the instrument was signed and sealed in be-  
half of the corporation by its duly authorized officers, and each of  
them acknowledged said instrument to be its voluntary act and deed.

(OFFICIAL SEAL)  
NOTARY PUBLIC - CALIFORNIA  
LOS ANGELES COUNTY  
Notary Public for Oregon  
My Commission Expires April 21, 1978  
1123 S. San Gabriel Blvd., San Gabriel, CA 91770

Arthur T. & Thelma J. Sagmeister  
227 Larkin Drive  
Covina, California 91722  
GRANTOR'S NAME AND ADDRESS

Eric & Joyce D. Tharalson  
738 Coral Tree Drive  
West Covina, California 91791  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
Eric & Joyce D. Tharalson  
738 Coral Tree Drive  
West Covina, California 91791  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

Eric & Joyce D. Tharalson  
738 Coral Tree Drive  
West Covina, California 91791  
NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, \_\_\_\_\_ ) ss.  
County of Klamath

I certify that the within instru-  
ment was received for record on the  
9 day of Sept., 1975,  
at 9:40 o'clock a.m., and recorded  
in book M 75 on page 10629 or as  
file/reel number 4640  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Wm D Milne

Recording Officer  
By \_\_\_\_\_ Deputy  
3.00