

4641

BARGAIN AND SALE DEED

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10630

KNOW ALL MEN BY THESE PRESENTS, That LANE DUNCAN, an unmarried man,  
as his sole and separate property, 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 28, Lot 12 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 20th 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) Lane Duncan *Lane Duncan*

(If executed by a corporation,  
affix corporate seal)

STATE OF ~~XXXXX~~ California }  
County of Los Angeles } ss.  
August 20, 1975

Personally appeared the above named  
Lane Duncan

and acknowledged the foregoing instru-  
ment to be his voluntary act and deed.

Before me:  
*Dorothy A. Tissot*  
Notary Public for ~~XXXXX~~ California  
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

\_\_\_\_\_, 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 be-  
half of said corporation by its board of directors; and each of  
the \_\_\_\_\_ acknowledged said instrument to be its voluntary act and deed.

*DOROTHY A. TISSOT*  
NOTARY PUBLIC - CALIFORNIA  
LOS ANGELES COUNTY  
Notary Public for Oregon  
My Commission Expires April 21, 1978  
1123 S. San Gabriel Blvd., San Gabriel, CA 91776

(OFFICIAL SEAL)

Lane Duncan  
221 Hindry  
Inglewood, California 90301

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

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instru-  
ment was received for record on the  
day of Sept, 1975,  
at 9:40 o'clock a.m., and recorded  
in book M. 75 on page 10630 or as  
file/reel number 4641,  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Wm D Milne  
Recording Officer  
By *Eric D. Milne* Deputy

3.00