

119.6

BARGAIN AND SALE DEED

Page 4443

KNOW ALL MEN BY THESE PRESENTS, That THE BANK OF CALIFORNIA, N.A., a national banking association, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Eugene Steve and Flora Steve, 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:

Being a portion of Lot 27, Nimrod River Park and the S 1/2 of Section 9, T36S, R11E, W.M., more particularly described as follows:

Beginning at the southeast corner of lot 5; thence S1°04'E, across lot 27 to a point on the North bank of the Sprague River; thence in a westerly direction along the North bank of the Sprague River to a point, which point is the intersection of the southerly prolongation of the westerly sideline of said lot 5 and the North bank of the Sprague River; thence; from said point of intersection, N1°04'W, across lot 27 to the southwest corner of said lot 5; thence southeasterly along the southerly line of said lot 5 to the point of beginning.

SUBJECT TO: a non-exclusive easement for roadway and public utility purposes across the northerly 30 feet thereof.

(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 ~~less than \$100.00~~

~~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 \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_; 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.

THE BANK OF CALIFORNIA  
a National Banking Association

(x) *C. J. Featherston* C.J. Featherston  
(x) *Margery M. Joy* Margery M. Joy  
Asst. Trust Oper. Officer

California

(If executed by a corporation,  
affix corporate seal)

STATE OF OREGON,

County of \_\_\_\_\_

ss.

, 19\_\_\_\_

Personally appeared the above named \_\_\_\_\_

and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act and deed.

Before me:

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires \_\_\_\_\_

STATE OF OREGON, County of Los Angeles ) ss.

March 16, 1976

Personally appeared C.J. Featherston and Margery M. Joy who, being duly sworn,

each for himself and not one for the other, did say that the former is the Trust Oper. Officer and that the latter is the

Asst. 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 the voluntary act and deed of said corporation.

Before me:  
*Anita Mochavez*  
Notary Public for Oregon  
My commission expires \_\_\_\_\_

OFFICIAL SEAL  
ANITA MOCHAVEZ  
NOTARY PUBLIC CALIFORNIA  
PRINCIPAL OFFICE IN  
LOS ANGELES COUNTY  
My Commission Expires November 26, 1977

The Bank of California, N.A.  
845 So. Figueroa Street  
Los Angeles, California 90017

GRANTOR'S NAME AND ADDRESS

Eugene Steve & Flora Steve  
1408 Via Lucas  
San Lorenzo, California 94580

GRANTEE'S NAME AND ADDRESS

After recording return to:

Eugene Steve & Flora Steve  
1408 Via Lucas  
San Lorenzo, California 94580

NAME, ADDRESS, ZIP

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

Eugene Steve & Flora Steve  
1408 Via Lucas  
San Lorenzo, California 94580

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of \_\_\_\_\_ ss.

I certify that the within instrument was received for record on the 30th day of \_\_\_\_\_, 1976,

at 1:10 o'clock P.M., and recorded in book 76 on page 4443 or as file/reel number 11926

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By *Lazlo Dragne* Deputy

\$ 3.00