

1-1-74

BARGAIN AND SALE DEED

Vol. 77 Page 882

KNOW ALL MEN BY THESE PRESENTS, That Edward L. Talbert & O. Jean Talbert, Husband & Wife, as Tenants by the Entirety, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Mickey D. Pope and Barbara A. Pope, 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 77, Lot 5 of the 7th Addition to Nimrod River Park together with a parcel of land lying between said lot and the river located within the East 1/2 of Section 9, T36S, R11E., W.M., more particularly described as follows:

Beginning at the Southeast corner of said Lot 5, thence true South to the North Bank of the Sprague River; thence Westerly along the North Bank to a point, said point being the intersection of the North Bank and a line that is true South from the SW corner of said Lot 5; thence North along said line to the SW corner of said Lot 5; thence N 70° 01' 04" to the point of beginning.

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

(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 \$ 3,990.00

~~However, the actual consideration consists of or includes other property or value of which the grantor has no knowledge or information, and which is not stated in this deed.~~

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 14th day of January, 1977; 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) Edward L. Talbert
(x) O. Jean Talbert

O. Jean Talbert

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, California }
County of Los Angeles } ss.
January 14, 1977

Personally appeared the above named
Edward L. Talbert & O. Jean
Talbert, husband and wife
and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

Before me:
Dorothy A. Tresselt
Notary Public for Oregon
My commission expires 4-21-1978

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 duly authorized officer, and that
they acknowledged said instrument to be its voluntary act and deed.

Before me:
Dorothy A. Tresselt
Notary Public for Oregon
My commission expires:

My Commission Expires April 21, 1978
1122 S. San Gabriel Blvd., San Gabriel, CA 91778

Edward L. & O. Jean Talbert
120 E. Live Oak
San Gabriel, California 91776
GRANTOR'S NAME AND ADDRESS

Mickey D. Pope & Barbara A. Pope
311 So. Osage
Inglewood, California 90301
GRANTEE'S NAME AND ADDRESS

After recording return to:
Mickey D. Pope & Barbara A. Pope
311 So. Osage
Inglewood, California 90301
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Mickey D. Pope & Barbara A. Pope
311 So. Osage
Inglewood, California 90301
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath } ss.
I certify that the within instru-
ment was received for record on the
17th day of JANUARY, 1977,
at 3:46 o'clock P.M., and recorded
in book M77 on page 882 or as
file/reel number 24268,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

WM. D. MILNE
Recording Officer
By J. L. D. Deputy

FEE \$ 3.00