1-1-74

25804   BARGAIN AND SALE DEED   Vol. 77 Page 3157

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 Harold G. Good and Louise K. Good, Husband and 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:

Lot 26 of Nimrod River Park as per plat filed for record November 21, 1962, records of said County.

Together with a portion of Lot 27 of Nimrod River Park described as follows: Beginning at the Southeast corner of Lot 26; thence South 01° 04' E to the North Bank of the Sprague River; thence in an Westerly direction along the North Bank of the Sprague River to the West line of Section 9, T36S, R11E, W.M.; thence North along the West line of Section 9 to the Southwest corner of Lot 26; thence Easterly along the South line of Lot 26 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 $2,890.00 ⓧHowever, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).⚙
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 11 day of February, 19 77; 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, N.A.
A national Banking Association, as Trustee
(x) _____ C.J. Featherston
    Trust Oper. Officer
(x) _____ J. Chavez
    Asst. Trust Oper. Officer
    California

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

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,   } ss.
County of ...., 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 commision expires ....

STATE OF OREGON, County of Los Angeles } ss.
February 11, 19 77.
Personally appeared C.J. Featherston and J. Chavez who, being duly sworn, each for himself and not one for the other, did say that the former is the Trust Oper. Officer president and that the latter is the Asst. Trust Oper. Officer xxxxxx 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   (OFFICIAL SEAL)
My commission expires:

The Bank of California, N.A., Trust 80060
845 South Figueroa Street
Los Angeles, California 90017
GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Harold G. Good
6837 Whittman Drive
Buena Park, California 90620
GRANTEE'S NAME AND ADDRESS

After recording return to:
Mr. & Mrs. Harold G. Good
6837 Whitman Drive
Buena Park, California 90620
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
Mr. & Mrs. Harold G. Good
6837 Whitman Drive
Buena Park, California 90620
NAME, ADDRESS, ZIP

STATE OF OREGON,   } ss.
County of KLAMATH
I certify that the within instrument was received for record on the 23rd day of FEBRUARY, 19 77, at 9:02 o'clock A.M., and recorded in book M 77 on page 3157 or as file/reel number 25804,
Record of Deeds of said county.
Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

WM. D. MILNE
Recording Officer
By _____ Deputy

FEE $ 3.00