

A-28886 43364 BARGAIN AND SALE DEED Vol. 28 Page 3140

KNOW ALL MEN BY THESE PRESENTS, That Edward L. Talbert and O. Jean Talbert, husband and wife, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Jo Anne Granovitz, an unmarried woman, as her sole and separate property 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 75, Lot 24 of the 7th 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.

(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 \$ 1,490.00

~~However, the actual consideration consists of and includes other property or value given or promised which is hereby considered (indicate which) (1) cash, (2) property, (3) services, (4) other, and state in detail.~~

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 3rd day of February, 1978; 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.

Edward L. Talbert
O. Jean Talbert

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, California)
County of Los Angeles) ss.
February 3rd, 1978

Personally appeared the above named
Edward L. Talbert and
O. Jean Talbert, Husband & Wife
and acknowledged the foregoing instrument to be their voluntary act and deed.

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

STATE OF OREGON, County of) ss.
February 3rd, 1978

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 said corporation and that said _____ is duly authorized by the board of directors of said corporation to execute this voluntary act and deed.

Before me:
Notary Public for Oregon
My commission expires: _____

DOROTHY A. TISSOT
NOTARY PUBLIC - OREGON
LOS ANGELES COUNTY
My Commission Expires April 21, 1978
1123 S. San Gabriel Blvd., San Gabriel, CA 91776

Edward L. Talbert & O. Jean Talbert
120 E. Live Oak Avenue
San Gabriel, California 91776

GRANTOR'S NAME AND ADDRESS

Jo Anne Granovitz
145 No. "A" Street
Oxnard, California 93030

After recording return to:
Jo Anne Granovitz
145 No. "A" Street
Oxnard, California 93030
NAME, ADDRESS, ZIP

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

Jo Anne Granovitz
145 No. "A" Street
Oxnard, California 93030
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,) ss.
County of Klamath

I certify that the within instrument was received for record on the
17th day of February, 1978, at 3:50 o'clock P.M., and recorded in book M78 on page 3140 or as file/reel number 43364
Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne
By Bernadette B. Delach Deputy
Recording Officer

Fee \$3.00