

47927

BARGAIN AND SALE DEED

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OREGON 97204

Vol. 178 Page 9594

KNOW ALL MEN BY THESE PRESENTS, That The Bank of California, N.A., a National Banking Association, as Trustee for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Margaret D. Wood, 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 77, Lot 4, of the 7th Addition to Nimrod River Park as shown on map in official records of said county together with a parcel of land lying within the East 1/2 of Section 9, Township 36 South, Range 11 East, W.M., more particularly described as follows:

Beginning at the most southeasterly corner of said Lot 4; thence true South to a point on the North bank of the Sprague River; thence in a northwesterly direction along said river bank to a point which is the intersection of a line which bears true South from the most southwesterly corner of said Lot 4, Block 77; thence from said point, North to the southwesterly corner of said Lot 4, Block 77; thence N70° 10' 04" E along the southerly line of said Lot 4 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.

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 \$ 3,200.00

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 May, 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.

THE BANK OF CALIFORNIA
A National Banking Association

By: H. R. Billings
Vice Pres. & Trust Officer

By: Dolores Milicevich
Trust Operations Officer

STATE OF OREGON, County of Los Angeles) ss.
May 3, 1978

Personally appeared H. R. Billings and Dolores Milicevich who, being duly sworn,

each for himself and not one for the other, did say that the former is the Vice Pres. & Trust Officer and that the latter is the Trust Operations Officer of The Bank of California, N.A.

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 their voluntary act and deed.

Before me: Notary Public for Oregon
My commission expires: Notary Public for California
My commission expires: B. SHELDON
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires May 1, 1981

(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

The Bank of California, N.A. as Trustee
845 So. Figueroa Street
Los Angeles, California 90017
GRANTOR'S NAME AND ADDRESS

Margaret D. Wood
402 San Gabriel St.
Vallejo, California 94590
GRANTEE'S NAME AND ADDRESS

After recording return to:

Margaret D. Wood
402 San Gabriel St.
Vallejo, California 94590
NAME, ADDRESS, ZIP

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

Margaret D. Wood
402 San Gabriel St.
Vallejo, California 94590
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 11th day of May, 1978, at 10:00 o'clock AM., and recorded in book M78 on page 9594 or as file/reel number 47927. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer
By: [Signature] Deputy

Fee \$3.00