

1-1-74

48857

BARGAIN AND SALE DEED

Vol. 178 Page 10956

KNOW ALL MEN BY THESE PRESENTS, That THE BANK OF CALIFORNIA, N. A., a national banking association, as Trustee, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Eileen D. Walton, a single 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:

Lot 9 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, more particularly described as follows:

Beginning at the Southeast corner of Lot 9; thence S 0° 54' E across Lot 27 to a point on the Northerly Bank of the Sprague River; thence in a westerly direction along the Northerly bank of said river to a point, which point is the intersection of the southerly prolongation of the Westerly sideline of said Lot 9 and the Northerly river bank; thence, from said intersection N 0° 54' W to the southwest corner of said lot 9; thence S 86° 31' E along the southerly lot line of said lot 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 \$ 3,290.00

~~Whereas, the actual consideration consists of or includes other property or value given or promised which is not described in this deed, the consideration is hereby stated to be the full and true consideration for the property herein described, and the grantor hereby warrants that the consideration is the full and true consideration for the property herein described.~~

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 12th 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: Dolores Milicevich Dolores Milicevich
By: C. J. Featherston C. J. Featherston
Trust Officer

(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.
May 12, 1978

Personally appeared Dolores Milicevich and C. J. Featherston who, being duly sworn, each for himself and not one for the other, did say that the former is the V.P. & Trust Oper. Officer and that the latter is the Trust 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 its voluntary act and deed.

Before me:

Emiko Nishio
Notary Public for Oregon

My commission expires: _____

OF OREGON
EMIKO NISHIO
NOTARY PUBLIC — CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY

My Commission Expires May 4, 1981

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

Eileen D. Walton
631 O'Farrell St., #706
San Francisco, California 94109
GRANTEE'S NAME AND ADDRESS

After recording return to:

Eileen D. Walton
631 O'Farrell St., #706
San Francisco, California 94109
NAME, ADDRESS, ZIP

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

Eileen D. Walton
631 O'Farrell St., #706
San Francisco, California 94109
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDERS USE

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 24th day of May, 1978, at 11:05 o'clock A. M., and recorded in book 178 on page 10956 or as file/reel number 48857

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By: Emiko Nishio Recording Officer
Deputy

Fee \$3.00

172 JUN 22 1978

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