

1-1-74

50975

BARGAIN AND SALE DEED

Vol. 78 Page 14089

KNOW ALL MEN BY THESE PRESENTS, That The Bank of California, National Association, a National Banking Association, as Trustee, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Walter B. Russell and Shirley M. Russell, 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:

E 1/2 of the NE 1/4 of the NW 1/4 of Section 15, T36S, R10E, W.M.

Subject to all conditions, covenants, reservations, restrictions, easements, rights and rights of way evident on the ground and of record, official records of Klamath County, State of Oregon.

(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 \$ 7,990.00

~~Consideration (indicate which) (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)~~

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 16th day of June, 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.

H. R. Billings  
Vice Pres. & Trust Officer  
Dolores Milicevich  
Vice Pres. & Trust Oper. Officer

(If executed by a corporation,  
affix corporate seal)

STATE OF OREGON, )  
County of ) ss.  
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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

California  
STATE OF OREGON, County of Los Angeles ) ss.  
June 16, 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 V.P. & Trust Oper. 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: B. SHELTON  
NOTARY PUBLIC - CALIFORNIA (OFFICIAL SEAL)  
PRINCIPAL OFFICE IN LOS ANGELES COUNTY  
My commission expires: May 1, 1981

The Bank of California, N.A.  
845 So. Figueroa St.  
Los Angeles, California 90054

GRANTOR'S NAME AND ADDRESS

Walter B. and Shirley M. Russell  
3695 Missouri Flat Road  
Placerville, California 95667

GRANTEE'S NAME AND ADDRESS

After recording return to:

Walter B. and Shirley M. Russell  
3695 Missouri Flat Road  
Placerville, California 95667

NAME, ADDRESS, ZIP

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

Walter B. and Shirley M. Russell  
3695 Missouri Flat Road  
Placerville, California 95667

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instrument was received for record on the 29th day of June, 1978, at 3:47 o'clock P.M., and recorded in book M78 on page 14089 or as file/reel number 50975

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne  
By: [Signature] Recording Officer  
Deputy

Fee \$3.00

SPACE RESERVED  
FOR  
RECORDER'S USE