

71A 38-14968

51045

BARGAIN AND SALE DEED

Vol. 178 Page 14184

KNOW ALL MEN BY THESE PRESENTS, That MARGARET D. WOOD, A Widow

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto RALPH GEMIGNANI and LAURA GEMIGNANI, Husband and Wife, 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 4, Block 77, Seventh Addition to Nimrod River Park, in the County of Klamath, State of Oregon,

And a parcel of land lying in Government Lots 10, 15 and 13 of Section 9, Township 36 South, Range 11 East of the Willamette Meridian, more particularly described as follows:

Beginning at the most Southeasterly corner of said Lot 4; thence South in a direct line across said Government Lots 10, 15 and 18 to a point on the Northeasterly 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 South from the most Southwesterly corner of said Lot 4, Block 77; thence from said point, north in a direct line across said Government Lots 18, 15 and 10 to the Southwesterly corner of said Lot 4, Block 77; thence North 70° 10' 04" East along the Southerly line of said Lot 4, to the Point of beginning.

(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 \$ 3,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 19th 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.

Margaret D. Wood

Not executed by a corporation.

TO 1944 CA (8-74)

(Individual)

STATE OF CALIFORNIA  
COUNTY OF Solano

SS.

On June 20, 1978

State, personally appeared Margaret D. Wood before me, the undersigned, a Notary Public in and for said

to be the person whose name is known to me  
to the within instrument and acknowledged that she  
executed the same.

WITNESS my hand and official seal.

Signature Jacqueline Q. Javier



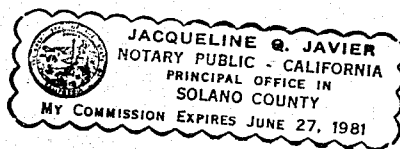
ATICOR COMPANY

SS.

and  
sworn,  
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each of  
d deed.

SEAL)



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

Ralph & Laura Gemignani  
900 Southamptn Rd. #107  
Benicia, California 94510  
GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Ralph Gemignani  
900 Southamptn Road #107  
Benicia, California 94510  
NAME, ADDRESS, ZIP

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

Mr. and Mrs. Ralph Gemignani  
900 Southamptn Rd. #107  
Benicia, California 94510  
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

SS.

I certify that the within instru-  
ment was received for record on the  
30th day of June, 1978,  
at 2:58 o'clock P. M., and recorded  
in book 1178 on page 14184 or an  
file/reel number 51045

Record of Deeds of said county.  
Witness my hand and seal of  
County affixed.

Wm. D. Milne

By Benita Heloth Recording Officer  
Deputy

Fee \$3.00