

60264

BARGAIN AND SALE DEED

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 DOUGLAS W. MORGAN, JR. and BEVERLY A. MORGAN, 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:

Lot 23 of Nimrod River Park as shown on map in official records of said county.

Together with a portion of Lot 27 of Nimrod River Park, more particularly described as follows:

Beginning at the most southeasterly corner of Lot 23 of Nimrod River Park; thence S1° 04' E across Lot 27 to the north bank of the Sprague River; thence westerly along the north bank of the Sprague River to a point, which point is the intersection of the north bank of said river and the southerly prolongation of the westerly side line of Lot 23; thence from said point N 1° 04' W along said prolongation to the most southwesterly corner of said Lot 23; thence S 76° 02' 30" E 103.54 feet to the point of beginning.

11-01-81
978 DEC 23 11 10 AM '81

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. (If SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)
~~However, the actual consideration consists of an interest in other property, as follows: (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 14th day of December, 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, N.A.
Vice Pres. & Trust Officer H. R. Billings
Trust Officer C. J. Featherston

(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 _____

California
STATE OF _____, County of Los Angeles
December 14, 1978 ss.
Personally appeared H. R. Billings and C. J. Featherston 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 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 the voluntary act and deed.

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

The Bank of California, N. A.
845 South Figueroa St.
Los Angeles, California 90017
GRANTOR'S NAME AND ADDRESS
Douglas W. and Beverly A. Morgan
25849 Scripps Street
Hayward, California 94545
GRANTEE'S NAME AND ADDRESS

After recording return to:
Douglas W. and Beverly A. Morgan
25849 Scripps Street
Hayward, California 94545
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Douglas W. and Beverly A. Morgan
25849 Scripps Street
Hayward, California 94545
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,
County of Klamath ss.
I certify that the within instrument was received for record on the 28th day of December, 1978, at 10:14 o'clock A.M., and recorded in book M-78 on page 28809 or as file/reel number 60264.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Wm. D. Milne
Fee \$3.00
By Jacqueline J. Milne
Recording Officer
Deputy

ck
300