

1-1-74

71520

BARGAIN AND SALE DEED

Vol. 179 Page 18067



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 LOREN C. ROSENTHAL and DOROTHY L. ROSENTHAL, 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 4 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 southeast corner of Lot 4; thence S 0° 54' E across Lot 27 and a portion of the W 1/2 of Section 9, T36S, R11E., W.M. 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 a line that bears S 1° 04' E from the SW corner of said Lot 4 and the northerly river bank; thence, from said intersection N 1° 04' W to the southwest corner of said Lot 4; 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 \$ 2,990.00

~~HOWEVER, THE ACTUAL CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$ 2,990.00~~
~~CONSIDERATION (Indicate symbol) (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 23rd day of July, 1979; 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.

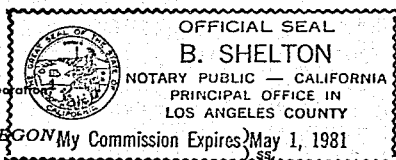
THE BANK OF CALIFORNIA N.A.

J. H. R. BILLINGS

VICE PRES. & TRUST OFFICER

DOLORES MILICEVICH

VICE PRES. & TRUST OPER. OFFICER



(If executed by a corporation affix corporate seal)

NOTARY PUBLIC — CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY

STATE OF OREGON My Commission Expires May 1, 1981

County of _____, 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 OREGON, County of Los Angeles) ss.
July 26, 1979.

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. & TR. OFFICER XXXXXX and that the latter is the VICE PRES. & TR. OPER. OFF. 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 (OFFICIAL SEAL)

Notary Public for Oregon California

My commission expires:

The Bank of California, N. A.

845 South Figueroa St.

Los Angeles, California 90017

GRANTOR'S NAME AND ADDRESS

Loren C. and Dorothy L. Rosenthal

36198 Gingertree Trail

Yucaipa, California 92399

GRANTEE'S NAME AND ADDRESS

After recording return to:

Loren C. and Dorothy L. Rosenthal

36198 Gingertree Trail

Yucaipa, California 92399

NAME, ADDRESS, ZIP

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

Loren C. and Dorothy L. Rosenthal

36198 Gingertree Trail

Yucaipa, California 92399

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of KLAMATH } ss.

I certify that the within instrument was received for record on the 30th day of JULY, 1979, at 2:33 o'clock P.M., and recorded in book M 79 on page 18067 or as file/reel number 71520, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

By *Bernice J. H. H. H.* Recording Officer
Deputy

FEE \$ 3.00