

1-174

74931

BARGAIN AND SALE DEED

Vol. 79 Page 23466

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 LESTER S. HALL and ROMA HALL, 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:

Block 70, Lots 95 and 99, of the 5th Addition to Nimrod River Park as shown on map in official records of said county.

SUBJECT TO: An exclusive easement for driveway and utility purposes for the benefit of the owners and successive owners of Block 70, Lot 94, 5th Addition to Nimrod River Park, said easement being a part of Block 70, Lot 95 of said subdivision described as follows:

Beginning at the most southwesterly corner of Lot 94, Block 70 (said point being the intersection of the northeasterly side line of Wasco Street and the westerly side line of Section 3, T36S, R11E, W.M.); thence S 62° 39' 05" E, 29.35 feet along the side line of said Wasco Street; thence, along a curve concave easterly with a central angle of 73° 14' 45", a distance of 99.46 feet; thence N 10° 35' 40" E across the northwesterly tip of Lot 95, Block 70 to a point on the northerly line of said Lot 95; thence N 77° 24' 52" W along the northerly line of said Lot 95 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 \$1,990.00

~~There is no consideration or value for the property described herein, and the same is hereby conveyed as a gift.~~ (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 22nd day of September, 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.



OFFICIAL SEAL
B. SHELTON
NOTARY PUBLIC — CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires May 1, 1981

(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 _____

Dolores Milicevich

Dolores Milicevich
Vice President & Trust Operations OfficerC. J. FEATHERSTON
TRUST OFFICER

STATE OF CALIFORNIA, County of _____ ss.

Personally appeared _____ and

who, being duly sworn,

each for himself and not one for the other, did say that the former is the

Dolores Milicevich president and that the latter is the Vice President & Trust Operations Officer of C. J. FEATHERSTON TRUST OFFICER

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 for California

(OFFICIAL SEAL)

My commission expires: _____

The Bank of California, N.A.
845 South Figueroa Street
Los Angeles, California 90017

GRANTOR'S NAME AND ADDRESS

Lester S. and Roma Hall
24624 Waterson Ct.

Hayward, California 94544

After recording return to:

Lester S. and Roma Hall

24624 Waterson Ct.

Hayward, California 94544

NAME, ADDRESS, ZIP

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

Lester S. and Roma Hall

24624 Waterson Ct.

Hayward, California 94544

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 4th day of October, 1979, at 8:39 o'clock A.M., and recorded in book M79 on page 23466 or as file/reel number 74931

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne
By Lemetha Skeloch Recording Officer Deputy

Fee \$3.50