

1-1-74

BARGAIN AND SALE DEED



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 VINCENT E. CAPORUSSO and DOLORES CAPORUSSO, 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 21 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 21; thence S 1° 04' E across Lot 27 to a point on the northerly bank of the Sprague River; thence in a northwesterly direction along the northerly bank of said river to a point, which point is the intersection of the southerly prolongation of the westerly sideline of said Lot 21 and the northerly river bank; thence from said intersection N 1° 04' W to the southwest corner of said Lot 21; thence S 76° 02' 30" 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 \$ 2990.00

① However, the actual consideration consists of or consists of the property of value greater than that of the consideration (indicate which) ② (The sentence between the symbols ①, 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 12th day of May, 1980; 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.

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

THE BANK OF CALIFORNIA, N.A.  
a National Banking Association

By Dolores Caporusso Trust Officer

By C.J. Featherston Trust Officer

California County of La ss.

Personally appeared 5/30, 1980 V.P. & TRUST OFFICER and

who, being duly sworn, each for himself and not one for the other, did say that the former is the

V.P. & TRUST OFFICER president and that the latter is the Trust Officer secretary of

The Bank of California, 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 B. Shelton (OFFICIAL SEAL)

Notary Public for ~~Oregon~~ California

My commission expires:

The Bank of California  
845 So. Figueroa Street  
Los Angeles, California

GRANTOR'S NAME AND ADDRESS

Vincent E. and Dolores Caporusso  
3587 Somerset Avenue  
Castro Valley, California 94546

GRANTEE'S NAME AND ADDRESS

After recording return to:

Vincent E. and Dolores Caporusso  
3587 Somerset Avenue  
Castro Valley, California 94546

NAME, ADDRESS, ZIP

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

Vincent E. and Dolores Caporusso  
3587 Somerset Avenue  
Castro Valley, California 94546

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 27th day of May, 1980, at 9:20 o'clock A.M., and recorded in book M80 on page 9547 or as file/reel number 84747.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By Bernetha S. Hetch Recording Officer Deputy

Fee \$3.50

SPACE RESERVED FOR RECORDER'S USE