

1-1-74

4888

## BARGAIN AND SALE DEED

Vol. 1481 Page 17223

KNOW ALL MEN BY THESE PRESENTS, That THE BANK OF CALIFORNIA, N.A.,  
as Trustee, hereinafter called grantor,  
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto WALLACE M.  
BUTLER and FRANCES BUTLER, 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:

Lots 14 and 15 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 14; thence S 0° 54' E across  
Lot 27 to a point on the northerly bank of the Sprague River; thence in  
a southwesterly 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 Lot 15 and the northerly river bank; thence from  
said intersection N 1° 04' W to the southwest corner of said Lot 15;  
thence S 76° 02' 30" E along the southerly lot line of said lots to the  
point of beginning.

Subject to all conditions, covenants, reservations, restrictions, easements,  
rights and rights of way of record and those apparent on the ground, official  
records of said county and state.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

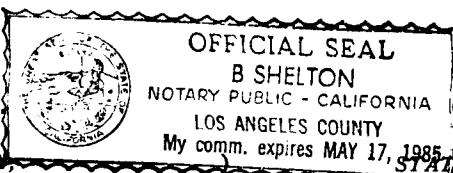
To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.  
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 5540.00

~~Other than the actual consideration stated above, no other property or value has been promised which is~~  
~~consideration for this transfer.~~ (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 16th day of September, 1981;  
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.  
By: *[Signature]* O. AVAKIAN  
Tr. Opr. Off.  
By: *[Signature]* PIEDAD J. GARCIA  
Asst. Tr. Opr. Off.

(If executed by a corporation  
affix corporate seal)

STATE OF OREGON

County of

, 19

California  
STATE OF OREGON, County of Los Angeles ) ss.  
9-22-1981

Personally appeared O. AVAKIAN and  
PIEDAD J. GARCIA who, being duly sworn,

Personally appeared the above named

and acknowledged the foregoing instru-  
ment to be voluntary act and deed.

Before me:

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires

each for himself and not one for the other, did say that the former is the  
TR. OPR. OFF. XXXXXX  
ASST. TR. OPR. OFF. XXXXXX  
CALIFORNIA N.A. Secretary of THE BANK OF  
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 be-  
half of said corporation by authority of its board of directors; and each of  
them acknowledged said instrument to be its voluntary act and deed.

*[Signature]* B. SHELTON  
Notary Public for Oregon California  
My commission expires:

(OFFICIAL  
SEAL)

The Bank of California, N.A.  
845 So. Figueroa St.  
Los Angeles, California 90017  
GRANTOR'S NAME AND ADDRESS

Wallace M. and Frances Butler  
1264 Noche Buena  
Seaside, California 93955  
GRANTEE'S NAME AND ADDRESS

After recording return to:

Wallace M. and Frances Butler  
1264 Noche Buena  
Seaside, California 93955  
NAME, ADDRESS, ZIP

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

Wallace M. and Frances Butler  
1264 Noche Buena  
Seaside, California 93955  
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instru-  
ment was received for record on the  
28th day of September, 1981,  
at 9:33 o'clock A.M., and recorded  
in book reel volume No. M-81 on  
page 17223 or as document/fee/file/  
instrument/microfilm No. 4888  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Evelyn Biehn County Clerk

Fee \$4.00

*[Signature]*  
Deputy