

1-1-74

BARGAIN AND SALE DEED

Vol. 12905 Page 7867

KNOW ALL MEN BY THESE PRESENTS, That THE BANK OF CALIFORNIA, N.A.,
as Trustee
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
BONNIE DOBBS, sole owner
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 3, Block 77 of the Seventh Addition to Nimrod River Park together with
a parcel of land lying between said lot and the river located within the
East 1/2 of Section 9, T36S, R11E., W.M., more particularly described
as follows:

Beginning at the southeast corner of said Lot 3, thence true south to the north
bank of the Sprague River; thence westerly along the north bank to a point,
said point being the intersection of the north bank and a line that is true south
from the southwest corner of said Lot 3; thence north along said line to the
southwest corner of said Lot 3; thence N 70° 01' 04" E to the point of beginning.

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

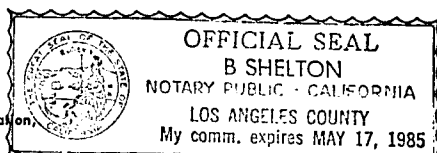
(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 \$ 2990.00

~~However, the actual consideration consists of or includes other property or value given or promised which is
the whole consideration (indicate which) (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 24th day of May, 1982;
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.

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,

County of _____

ss.

, 19____

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 _____

THE BANK OF CALIFORNIA, N.A.

By _____

TRUST OPER. OFF.

O. AVAKIAN

By _____

B. HOLLIS

E. HOLLIS

California

ASST. TR. OPER. OFF.

STATE OF OREGON, County of _____

LOS ANGELES

ss.

JUNE 14, 1982.

Personally appeared _____ O. AVAKIAN _____ and
E. HOLLIS _____ who, being duly sworn,

each for himself and not one for the other, did say that the former is the
TRUST OPER. OFF.

ASST. TR. OPER. OFF. _____ and that the latter is the
_____ 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 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.

Before me:

_____ B. SHELTON (OFFICIAL
SEAL)
Notary Public for _____ California

My commission expires:

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

Bonnie Dobbs
265 Roosevelt St.
Napa, California 94558
GRANTEE'S NAME AND ADDRESS

After recording return to:

Bonnie Dobbs
265 Roosevelt St.
Napa, California 94558
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____

ss.

I certify that the within instru-
ment was received for record on the
21 day of June, 1982,
at 9:54 o'clock AM, and recorded
in book/reel volume No. M 82 on
page 7867 or as document/fee/file/
instrument/microfilm No. 12905
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Evelyn Biehn County Clerk

By _____ Deputy
Fee \$4.00