

1-1-74

14513

BARGAIN AND SALE DEED

Vol. 182 Page 10418

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 RALPH R. RICKARD
and MARY JANE RICKARD, 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:

W 1/2, SE 1/4, NE 1/4, Section 22, T36S, R10E, W.M.

Subject to all conditions, covenants, reservations, restrictions, easements,
rights and rights of way evident on the ground and of record, official records of
Klamath County, State of Oregon.

(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 \$ 6,990.00

~~Whereof the cash consideration is \$6,990.00 and the balance of the purchase price is \$0.00, which is to be paid by the grantee to the grantor in the form of a promissory note, the terms of which are set forth in the instrument recorded in the office of the County Clerk of Klamath County, Oregon, on the 17th day of May, 1982, and the balance of the purchase price is to be paid by the grantee to the grantor in the form of a promissory note, the terms of which are set forth in the instrument recorded in the office of the County Clerk of Klamath County, Oregon, on the 17th day of May, 1982.~~

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 27th day of July, 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

, 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

OFFICIAL SEAL

B SHELTON

NOTARY PUBLIC - CALIFORNIA

LOS ANGELES COUNTY

My comm. expires MAY 17, 1985

THE BANK OF CALIFORNIA, N.A.

By:

O. AVAKIAN

TRUST OPR. OFF.

By:

E. HOLLIS

ASST. TR. OPR. OFF.

STATE OF California, County of LOS ANGELES ss.

AUG. 6, 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 OPR. OFF. and that the latter is the
ASST. TR. OPR. 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 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
Notary Public for California

(OFFICIAL
SEAL)

My commission expires:

The Bank of California, N.A.

845 So. Figueroa St.

Los Angeles, California 90017

GRANTOR'S NAME AND ADDRESS

Ralph R. and Mary Jane Rickard

Box 58

New Sharon, Iowa 50207

GRANTEE'S NAME AND ADDRESS

After recording return to:

Ralph R. and Mary Jane Rickard

Box 58

New Sharon, Iowa 50207

NAME, ADDRESS, ZIP

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

Ralph R. and Mary Jane Rickard

Box 58

New Sharon, Iowa 50207

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instru-
ment was received for record on the
12 day of August, 1982,
at 11:35 o'clock A.M., and recorded
in book/reel/volume No. M 82 on
page 10418 or as document/fee/file/
instrument/microfilm No. 14513,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Evelyn Biehn County Clerk

NAME

TITLE

Joan McQuinn Deputy

Fee \$4.00

SPACE RESERVED
FOR
RECORDER'S USE