

1-1-74

14514

BARGAIN AND SALE DEED

Vol. 187 Page 10419



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 JOHN P. MOUGHAN, a married man as his sole and separate property 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 18 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 18; thence S 1° 04' 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 said Lot 18 and the northerly river bank; thence, from said intersection N 1° 04' W to the southwest corner of said Lot 18; 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 and those apparent on the ground, official records of said county and state.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

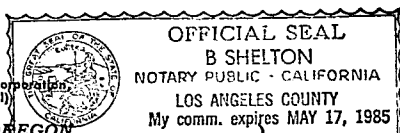
To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 3590.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the 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 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 \_\_\_\_\_,

ss.

STATE OF OREGON, County of \_\_\_\_\_, ) 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 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 (OFFICIAL SEAL)

Notary Public for \_\_\_\_\_ California

My commission expires: \_\_\_\_\_

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires \_\_\_\_\_

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

GRANTOR'S NAME AND ADDRESS

John P. Moughan  
3901 Parkview, Apt. #16C  
Irvine, California 92715

GRANTEE'S NAME AND ADDRESS

After recording return to:

John P. Moughan  
3901 Parkview, Apt. #16C  
Irvine, California 92715

NAME, ADDRESS, ZIP

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

John P. Moughan  
3901 Parkview, Apt. #16C  
Irvine, California 92715

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of \_\_\_\_\_ Klamath \_\_\_\_\_ } ss.

I certify that the within instrument 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 10419 or as document/fee/file/instrument/microfilm No. 14514, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Bienn County Clerk

NAME

TITLE

By \_\_\_\_\_

Deputy

Fee \$4.00

SPACE RESERVED  
FOR  
RECORDER'S USE

202 AUG 12 1982