FORM No. 721 – BARGAIN AND SALE DEED (Individual or Corporate)

'98 AUG -6 AM 11:42

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NS 64018

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BANK OF AMERICA NT & SA

Grantor's Name and Address

Grantee's Name and Address

After recording, return to (Name, Address, Zip):
BA PROPERTIES INC.
333 Beaudry Ave. 21st, MC 20106
Los Angeles CA 90017

Until requested otherwise, send all tax statements to (Name, Address, Zip):

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 6th day of August, 19 98, at 11:42 o'clock A.M., and recorded in book/reel/volume No. M98 on page 28837 and/or as fee/file/instrument/microfilm/reception No. 64018-Deed Records of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk
NAME TITLE

Fee: $30.00

MTC 45463-MG

By Kathleen Rose, Deputy.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that BANK OF AMERICA NT & SA, SUCCESSOR BY MERGER TO BANK OF AMERCIA OREGON, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto BA PROPERTIES INC., A DELAWARE CORPORATION, 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 any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

Lot 3 in Block 7 of SECOND ADDITION TO WINEMA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is $ _____. ① However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☒ the whole (indicate which) consideration.① (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 3rd day of AUGUST, 19 98; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

BANK OF AMERICA NT&SA, AS TRUSTEE
BY: [signature]
FRANK S. BARONE, ASST. VICE PRESIDENT
BY: [signature]
LISA GASTELUM, ASST. VICE PRESIDENT

CALIFORNIA
STATE OF OREGON, County of LOS ANGELES) ss.

This instrument was acknowledged before me on AUGUST 3, 19 98,
by FRANK S. BARONE AND LISA GASTELUM

This instrument was acknowledged before me on _____, 19____,
by _____
as ASST. VICE PRESIDENT AND ASST. VICE PRESIDENT
of BANK OF AMERICA NT&SA

MARIA DAVALOS
Commission # 1133118
Notary Public – California
Los Angeles County
My Comm. Expires Apr 6, 2001

[signature]
Notary Public for Oregon CALIFORNIA
My commission expires APRIL 6, 2001