

98696

Recording Requested by:

STATE OF OREGON,
County of Klamath

ss.

2700

Wells Fargo Realty Services, Inc.

and When Recorded Mail to:
Mr. and Mrs. Robert W. Ninneman
429 South Walter Avenue
Newbury Park, Ca. 91326

Filed for record at request of:

WELLS FARGO REALTY SERVICES INC.,

on this 7th day of MARCH A. D., 19 75
at 2:15 o'clock P. M. and duly
recorded in Vol. M. 75 of DEEDS
Page 2700

WM. D. MILNE, County Clerk

By *W. D. Milne* Deputy.

Fee \$2.75

Until a change is requested all tax statements CONSIDERATION \$990.00
are to be sent to the Affix I.R.S. \$ none in this space
following address:Mr. and Mrs. Robert W. Ninneman **Bargain and Sale Deed**
429 South Walter Avenue, Newbury Park, Ca. 91326THIS DEED, dated February 24th, 19 75, by Wells Fargo Realty Services, Inc.,
a California Corporation, as Trustee, who acquired title as Grayco Land Escrow,
Ltd., as Trustee, a California corporation, hereinafter called "Grantor,"

to ROBERT W. NINNEMAN and ELIZABETH A. NINNEMAN, husband and wife

hereinafter called "Grantee,"

W I T N E S S E T H :

Grantor, for good and valuable consideration to it paid by Grantee, the receipt of which is hereby acknowl-
edged, does by these presents grant, bargain, sell and convey unto Grantee, their heirs and assigns, all of the
following described real property situated in the County of Klamath in the State of Oregon, to wit:Lot 13, Block 43, OREGON PINES, as same is shown on plat filed June 30, 1969
duly recorded in the office of the county recorder of said county.

SUBJECT TO: (1) Taxes for the fiscal year 19 74 - 1975

(2) Covenants, conditions, reservations, easements, restrictions, rights, rights of way, and all
matters appearing of record.TOGETHER WITH all and singular the tenements, hereditaments, appurtenances, rights, privileges and easements
belonging or in anywise appertaining to any and all of the real property hereinabove described and defined and the
reversion, reversions, remainder and remainders, rents, issues, profits and revenue thereof.TO HAVE AND TO HOLD said real property hereinabove described and defined unto Grantee, their
heirs and assigns, forever.IN WITNESS WHEREOF, said Wells Fargo Realty Services, Inc., a California
Corporation, as Trustee, who acquired title as Grayco Land Escrow, Ltd., as
Trustee, a California corporation, the Grantor herein, has caused its corporate name to be here-
unto subscribed and its corporate seal to be hereto affixed by its proper officers thereunto duly authorized, as of
the date first above written.STATE OF CALIFORNIA
COUNTY OF Los Angeles } ss.On February 24th, 1975 before me, the under-
signed, a Notary Public in and for said County and State, person-
ally appeared Norfleet J. Howell, known
to me to be the Vice President, and
Betty M. Georgino known to me to be
Assistant Secretary of the Corporation that executed
the within Instrument, known to me to be the persons who ex-
ecuted the within Instrument on behalf of the Corporation therein
named, and acknowledged to me that such Corporation executed
the within Instrument pursuant to its by-laws or a resolution of
its board of directors.

WITNESS my hand and official seal.

(Seal)

Karen A. Stark
Notary Public in and for said County and StateWells Fargo Realty Services, Inc.,
a California Corporation, as TrusteeBy *Norfleet J. Howell* Vice PresidentBy *Betty M. Georgino* Assistant SecretaryOFFICIAL SEAL
KAREN A. STARK
NOTARY PUBLIC CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires Aug. 11, 1978

0108-689

Jh-32-09/73