

Recording Requested by:  
Wells Fargo Realty Services, Inc.  
**1058**

and When Recorded Mail to:

Bonnie L. Mogensen  
410 Bellevue #210  
Oakland, Ca. 94610

STATE OF OREGON, Vol. 1058  
County of Klamath

5786

Filed for recording at

27 May 19 75

3:00 P. M. and duty

M-75 deeds

5786

WILLIAM J. MILNE, County Clerk

By Hazel Davis Deputy

Space above this line for recorder's use

Until further notice all tax statements are to be sent to the following address: Consideration \$1250.00  
Affix I.R.S. \$ none in this space

Bonnie L. Mogensen  
410 Bellevue #210  
Oakland, Ca. 94610

## Bargain and Sale Deed

THIS DEED, dated May 16th, 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 BONNIE L. MOGENSEN, a widow

hereinafter called "Grantee."

### WITNESSETH:

Grantor, for good and valuable consideration to it paid by Grantee, the receipt of which is hereby acknowledged, does by these presents grant, bargain, sell and convey unto Grantee, her heirs and assigns, all of the following described real property situated in the County of Klamath, State of Oregon.  
Lot 58, Block 8, SPRAGUE RIVER VALLEY ACRES, as per plat recorded in records of said county.

SUBJECT TO: (1) Taxes for the fiscal year 19 70 - 19 71 and subsequent.

(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, her 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 hereunto 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 May 16th, 1975 before me, the under-

signed, a Notary Public in and for said County and State, personally 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 executed 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.

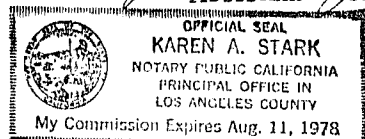
WITNESS my hand and official seal.

(Seal) Karen A. Stark  
Notary Public in and for said County and State

Wells Fargo Realty Services, Inc., a California Corporation, as Trustee

By Norfleet J. Howell Vice President

By Betty M. Georgino Assistant Secretary



0154-346