

9917

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1677

Recording Requested by: 38-10351

Wells Fargo Realty Services, Inc.

and When Recorded Mail to:

Mr. and Mrs. Wesley Hobbs, Jr.
2665 Chanticleer Road
Anaheim, California 92804

Space above this line for recorder's use —
Consideration \$3700.00

Affix I.R.S. \$ none in this space

Bargain and Sale Deed

THIS DEED, dated January 20, 1976, by Wells Fargo Realty Services, Inc., a California corporation, Trustee corporation, hereinafter called "Grantor," to WESLEY D. HOBBS and CHARLENE S. HOBBS, husband and wife, as tenants by the entirety

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, their heirs and assigns, all of the following described real property situated in the County of Klamath, State of Oregon:

Lot 16, Block 14, Oregon Shores Subdivision, Tract 1053, in the County of Klamath, State of Oregon, as shown on the map filed on October 3, 1973, in Volume 20, pages 21 and 22 of Maps in the office of the County Recorder of said County.

SUBJECT TO: (1) Taxes for the fiscal year 1975-1976.

(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, heirs and assigns, forever.

IN WITNESS WHEREOF, said Wells Fargo Realty Services, Inc., a California corporation, Trustee 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.

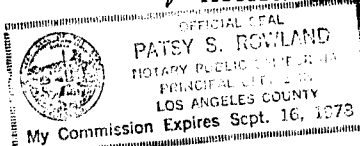
STATE OF CALIFORNIA }
COUNTY OF Los Angeles } ss.
On January 20, 1976 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Norfleet J. Howell, known to me to be the Vice President, and Betty M. Georgino, known to me to be Assistant Secretary of the Corporation 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) *Patsy S. Rowland*
Notary Public in and for said County and State
Patsy S. Rowland

WELLS FARGO REALTY SERVICES, INC., a California corporation

By *Norfleet J. Howell* Vice President

By *Betty M. Georgino* Assistant Secretary



7210-606

STATE OF OREGON; COUNTY OF KLAMATH, ss.
I hereby certify that the within instrument was received and filed for record on the 5th day of FEBRUARY A.D., 1976 at 11:11 o'clock A.M., and duly recorded in Vol. 76 of DEEDS on Page 1677.

FEE \$ 3.00

WM. D. MILNE, County Clerk
By *W. D. Milne* Deputy