

Recording Requested by: **11075**
Wells Fargo Realty Services, Inc.

Vol. ⁷⁶ Page **3285**

and When Recorded Mail to:
Mr. and Mrs. Charles R. Garcia
6238 Melia Street
Simi Valley, California 93063

38-10483

Space above this line for recorder's use —
Consideration \$4,000.00
Affix I.R.S. \$ none in this space

Bargain and Sale Deed

THIS DEED, dated January 10, 1976, by Wells Fargo Realty Services, Inc., a California corporation,
Trustee, who acquired title as Grayco Land Escrow corporation, hereinafter called "Grantor,"
to CHARLES R. GARCIA, JR. and MARY RAE GARCIA,
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 26, Block 8, Oregon Shores Subdivision, Tract No. 1053, 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 Klamath County, State of Oregon.

- 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.

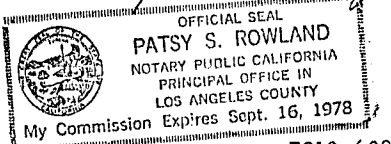
STATE OF CALIFORNIA
COUNTY OF Los Angeles } ss.
On January 10, 1976 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Norfleet J. Howell, known to me to be the Vice President, and Betty M. Georgino known to me to be ASSISTANT Secretary of the Corporation 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, Trustee

By Norfleet J. Howell Vice President

By Betty M. Georgino Secretary



7210-608

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 9th day of MARCH, A.D., 1976 at 10:42 o'clock A.M., and duly recorded in Vol. M 76, of DEEDS on Page 2295.

FEE \$ 3.00

WM. D. MILNE, County Clerk

By Hazel Brazil Deputy