

12483

Recording Requested by:

Wells Fargo Realty Services, Inc.

and When Recorded Mail to:

Mr. and Mrs. Ronald Bartolomei
592 Avenue De La Plata
Newbury Park, Calif 91320

38-10622

Vol. 76 Page 5157

Space above this line for recorder's use

Consideration \$3100.00

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

Bargain and Sale Deed

THIS DEED, dated April 5, 19 76, by Wells Fargo Realty Services, Inc., a California corporation, Trustee, who acquired title as Grayco Land Escrow Ltd. corporation, hereinafter called "Grantor," to RONALD A. BARTOLOMEI and TRICIA BARTOLOMEI, 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 1, Block 12, 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 19 76-19 77

(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 April 5, 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 the 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 Assistant Secretary

OFFICIAL SEAL
PATSY S. ROWLAND
NOTARY PUBLIC CALIFORNIA
100 S. 10th STREET
LOS ANGELES COUNTY
My Commission Expires Sept. 15, 1978
7210-609

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 12th day of APRIL, A.D., 19 76 at 3:45 o'clock P.M., and duly recorded in Vol M 76, of NRWNS on Page 5157.

FEE \$ 3.00

WM. D. MILNE, County Clerk

By W. D. Milne Deputy