

12540

Recording Requested by:

Wells Fargo Realty Services, Inc.

5351

Vol. 76 Page

and When Recorded Mail to:

Mr. and Mrs. Gerald M. Sakamoto
6333 N. Lemon Ave.
San Gabriel, Ca. 91776

Space above this line for recorder's use

Until further notice mail Consideration \$1,000.00
tax statements to the Affix I.R.S. \$ none in this space
above.

Bargain and Sale Deed

THIS DEED, dated April 6th, 1976 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 Gerald M. Sakamoto and Jane M. Sakamoto, 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 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 21, Block 20 of SPRAGUE RIVER VALLEY ACRES, as per plat recorded
in records of said county.

SUBJECT TO: (1) Taxes for the fiscal year 1969-1970 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, 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 hereunto subscribed and its corporate seal to be hereto affixed by its proper officers thereunto duly authorized, as of the date first above written.

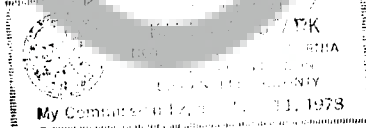
STATE OF CALIFORNIA }
COUNTY OF Los Angeles } ss.
On April 6th, 1976 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Norfleet J. Howell, known to me to be the Vice President, and Betty M. Georgino, known to me to be Assistant Secretary of the Corporation 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) *Baren G. 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



STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 14th day of
APRIL A.D., 1976 at 11:51 o'clock A.M., and duly recorded in Vol. M 76
of DEEDS on Page 5351.

FEE \$ 3.00

WM. D. MILNE, County Clerk

By *Glazil Shazil* Deputy