

12547

Recording Requested by:

Vol. 76 Page 5352

Wells Fargo Realty Services, Inc.

and When Recorded Mail to:

Mr. and Mrs. Leonard L. English  
26981 Tyrrell Ave. #1  
Hayward, Ca. 94544

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 Leonard L. English and Rita A. English, husband and wife

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 14, Block 21 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 here-  
unto 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 under-  
signed, a Notary Public in and for said County and State, person-  
ally 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 ex-  
ecuted 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 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 5352.

FEE \$ 3.00

WM. D. MILNE, County Clerk

By Hazel Drazie Deputy