

13581

Recording Requested by:

Wells Fargo Realty Services, Inc.

Vol. 76 Page 6883

and When Recorded Mail to:

Gladys B. Sprague

Daniel R. Ryan

6519 Belen

Long Beach, Ca. 90815

Space above this line for recorder's use

Until further notice mail tax

Consideration \$990.00

statements to the above. Affix I.R.S. \$ none in this space**Bargain and Sale Deed**

THIS DEED, dated May 5th, 19 76, 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 Gladys B. Sprague, a married woman, and Daniel R. Ryan, a married man,

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 2, Block 46 of OREGON PINES, as same is shown on plat filed June 30, 1969 duly recorded in the office of the county recorder of said county.

SUBJECT TO: (1) Taxes for the fiscal year 19 71 - 72 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 May 5, 1976

before me, the under-

signed, a Notary Public in and for said County and State, personally appeared Norfleet J. Howell, knownto me to be the Vice President, andBetty M. Georgino known to me to beAssistant 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) Karen A. 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



KAREN A. STARK
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY

My Commission Expires Aug. 11, 1978

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 10th day of May, 19 76 at 10:09 o'clock A.M., and duly recorded in Vol. 76

of DEEDS on Page 6883.

FEE \$ 3.00

WM. D. MILNE, County Clerk

By Hazel D. Draz Deputy