

13583

Recording Requested by:

6885

Vol. 76 Page

Wells Fargo Realty Services, Inc.

and When Recorded Mail to:

Mr. and Mrs. Leonard E. Werne
329 Harbor Hills
Lomita, Ca. 90717

Space above this line for recorder's use

Until further notice mail tax Consideration \$1,000.00
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 Leonard E. Werne and Gwendolyn A. Werne, 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 12, Block 13 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 May 5, 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 executedthe 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 A. Stark
Notary Public in and for said County and StateWells Fargo Realty Services, Inc., a
California Corporation, as TrusteeBy Norfleet J. Howell Vice PresidentBy 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 10th day of
May A.D., 19 76 at 10:09 o'clock A M., and duly recorded in Vol M 76
of DEEDS on Page 6885FEE \$ 3.00

WM. D. MILNE, County Clerk

By Glenn D. Dwyer Deputy