

13584

Recording Requested by:

Wells Fargo Realty Services, Inc.

Vol. 74 Page 6886

and When Recorded Mail to:

Charlotte McDonald

P.O. Box 6392

South Lake Tahoe, Ca. 95729

Until further notice mail tax Consideration \$1000.00
 statements to the above. Affix I.R.S. \$ none in this space

Bargain and Sale Deed

THIS DEED, dated May 5th 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 Charlotte McDonald

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, her heirs and assigns, all of the following described real property situated in the County of Klamath, State of Oregon.

Lot 16, Block 19 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, her 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 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)

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



OFFICIAL SEAL
 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 A.D., 19 76 at 10:09 o'clock A.M., and duly recorded in Vol. M 76 of DEEDS on Page 6886.

FEE \$ 3.00

WM. D. MILNE, County Clerk

By Hayel Drazel Deputy