

15915

Recording Requested by:

Vol. 76 Page 10174

Wells Fargo Realty Services, Inc.

and When Recorded Mail to:

Frederick D. Johnson
15275 Goodhue
Whittier, Ca. 90604

Until further notice mail
tax statements to the
above.

Space above this line for recorder's use
Consideration \$2000.00
Affix I.R.S. §none in this space

Bargain and Sale Deed

THIS DEED, dated June 29, 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 Frederick K. Johnson, 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, his heirs and assigns, all of the following described real property situated in the County of Klamath, State of Oregon.

Lots 10 and 11, Block 19, 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, his 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 June 29, 1976 before me, the under-

signed, 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, 1979

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 6th day of JULY, A.D., 1976 at 11:26 o'clock A.M., and duly recorded in Vol. N 76 of DEEDS on Page 10174.

FEE \$ 3.00

WM. D. MILNE, County Clerk

By David D. Maguire Deputy

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