

15390

Recording Requested by:

Vol. 76 Page

10259

Wells Fargo Realty Services, Inc.

and When Recorded Mail to:

Mr. Stephen J. Phelps  
3423 W. 228th St.  
Torrance, Ca. 90505

Space above this line for recorder's use

Until further notice mail  
all tax statements to  
the above.

Consideration \$1540.00  
Affix I.R.S. § none in this space

**Bargain and Sale Deed**

THIS DEED, dated July 1st, 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 Stephen J. Phelps, a single man, as his sole and separate property

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

Lots 3 and 46, Block 17, 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 1974 1975 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 July 1, 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 7th day of  
JULY A.D., 1976 at 12:39 o'clock P.M., and duly recorded in Vol M 76  
of DEEDS on Page 10259.

FEE \$ 3.00

WM. D. MILNE, County-Clerk

By Hazel D. Dwyer Deputy