

16034

WARRANTY DEED

Vol. 76 Page

10328

KNOW ALL MEN BY THESE PRESENTS, That CLARENCE RICHARD WELLS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MARK COGLIANDRO, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 5, Block 9 RAINBOW PARK ON THE WILLIAMSON,
according to the official plat thereof.

TOGETHER WITH an undivided 1/68 interest in Lots
4 and 5 in Block 1.

SUBJECT TO: Public Rights in Williamson River, Easements and rights of way of record; Reservations, restrictions and conditions shown on the plat and in the dedication of RAINBOW PARK ON THE WILLIAMSON; and to Declaration of Conditions and Restrictions dated September 9, 1964, and recorded September 11, 1964 in Vol 356 at Page 116 of Klamath County, Oregon, Deed Records, which said Conditions and Restrictions Vendees take subject to and covenant and agree to fully observe, perform, and comply with and which shall be appurtenant to and run with the premises herein sold.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$4,000.00.
However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 22 day of April, 1976; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation affix corporate seal)
OFFICIAL SEAL
HOWARD G. SAMSEN
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
SANTA CLARA COUNTY

Commission Expires January 27, 1979

STATE OF OREGON
County of SANTA CLARA
12 APRIL, 1976

Personally appeared the above named
CLARENCE RICHARD WELLS

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:
27 JANUARY 1979

Clarence Richard Wells
4575 Powderhorn Court
San Jose, CA 95123
GRANTOR'S NAME AND ADDRESS

Mark Cogliandro
2241 Marques
San Jose, CA 95125
GRANTEE'S NAME AND ADDRESS

After recording return to:
Mark Cogliandro
2241 Marques
San Jose, CA 95125
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Mark Cogliandro
2241 Marques
San Jose, CA 95125
NAME, ADDRESS, ZIP

Clarence R. Wells
CLARENCE RICHARD WELLS

STATE OF OREGON, County of SANTA CLARA ss.
12 APRIL, 1976

Personally appeared Clarence R. Wells and
who, being duly sworn,
each for himself and none for the other, did say that the former is the
president and that the latter is the
secretary of

a corporation,
and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

STATE OF OREGON,
County of KLAMATH ss.

I certify that the within instrument was received for record on the 8th day of JULY, 1976, at 9:33 o'clock A.M., and recorded in book M. 76 on page 10326 or as file/reel number 16034.

Record of Deeds of said county.
Witness my hand and seal of County affixed.

WM. D. MILNE
Recording Officer
By Deputy

FEE \$ 3.00

Recording Requested by:

16035

Vol. 76 Page 10328-4

Wells Fargo Realty Services, Inc.

and When Recorded Mail to:

Mr. and Mrs. Victor Michael Akopian, II
5810 Dovetail Dr.
Agoura, Ca. 91301

Space above this line for recorder's use

Until further notice mail
tax statements to the
above.

Consideration \$1250.00

Affix I.R.S. § none in this space

Bargain and Sale Deed

THIS DEED, dated June 29th, 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 Victor Michael Akopian, II and Carolyn Dianne Akopian, husband and wife

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 23, Block 1, 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.

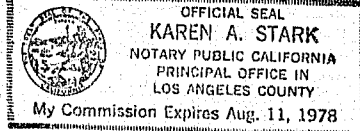
IN WITNESS WHEREOF said Wells Fargo Realty Services, Inc., a California Corporation, as Trustee, who acquired title as Grayco Land Escrow, Ltd., as Trustee, a California corporation, the Grantor herein, has caused its corporate name to be hereunto subscribed and its corporate seal to be hereto affixed by its proper officers thereunto duly authorized, as of the date first above written.

STATE OF CALIFORNIA
COUNTY OF Los Angeles } ss.
On June 29th, 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



STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 8th day of JULY A.D., 19 76 at 10:43 o'clock A M., and duly recorded in Vol. 76 of DEEDS on Page 10328-4

FEE \$ 3.00

WM. D. MILNE, County Clerk

By Hazuki Magin Deputy