

38-11059

Recording Requested by:

16036

Vol. 76 Page

10329

Wells Fargo Realty Services, Inc.

and When Recorded Mail to:

Mr. and Mrs. Gabriel C. Wallace

P.O. Box 1251

Victorville, Ca. 92392

Space above this line for recorder's use

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 June 29 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 Gabriel C. Wallace and Loretta Wallace, husband and wife, as Tenants in  
 Common

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 2, Block 12, Sprague River Valley Acres, as per plat recorded in records  
 of said county.

SUBJECT TO: (1) Taxes for the fiscal year 19 70 19 71 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 29, 1976 before me, the under-signed, a Notary Public in and for said County and State, personally appeared Norfleet J. Howell, knownto me to be the Vice President, andBetty 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 StateWells Fargo Realty Services, Inc., a  
California Corporation, as TrusteeBy 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 8th day of  
JULY A.D., 1976 at 10:43 o'clock A.M., and duly recorded in Vol. M 76  
 of DEEDS on Page 10329

FEE \$ 3.00

WM. D. MILNE, County Clerk

By Harold Quazi Deputy