

Recording Requested by:

Wells Fargo Realty Services, Inc.

and When Recorded Mail to:

Mr. and Mrs. Frederick D. Johnson  
15275 Goodhue  
Whittier, Ca. 90604

fee \$3.00

Until further notice mail  
tax statements to the  
above.

Consideration \$1000.00  
Affix I.R.S. \$none in this space

STATE OF OREGON,

County of Klamath

Filed for record at request of

Wells Fargo Realty Services, Inc.,

on this 17th day of September 1976

at 11:03 o'clock A.M.

recorded in Vol. M76 of Deeds

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Wm D. MILNE, County Clerk

Space above this line for recording purpose

## Bargain and Sale Deed

THIS DEED, dated September 10th, 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 D. Johnson and Margaret P. Johnson, husband and wife

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

Lot 14, Block 10 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 September 10, 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

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