

1976

STATE OF OREGON, Vol. M76 Page 14589
 County of Klamath
 Filed for record at request of

Recording Requested by:

Wells Fargo Realty Services, Inc.

and When Recorded Mail to:

Mr. and Mrs. John F. Higginbotham
 2419 West 233rd Street
 Torrance, Ca. 90501

fee \$3.00

Wells Fargo Realty Services, Inc.,
 on this 17th day of September A.D. 1976
 at 11:04 o'clock A. M., and duly
 recorded in Vol. M76 of Deeds
 Page 14589

Wm. D. MILNE, County Clerk.

Wm. D. Milne
 Space above this line for recorder's use

Until further notice mail Consideration \$690.00
 tax statements to the Affix I.R.S. \$none in this space
 above.

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 John F. Higginbotham and Margaret V. Higginbotham, 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 12, Block 30, 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 1972 - 1973 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.

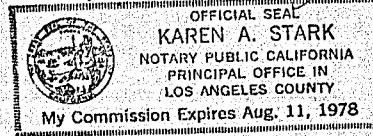
WITNESS my hand and official seal.

(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



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