

26662

Recording Requested by:

Wells Fargo Realty Services, Inc.

and When Recorded Mail to:

William Ballreich
Heide Guedel
4417 Oakwood Avenue
La Canada, Ca. 91011

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Space above this line for recorder's use

Until further notice mail
tax statements to the
above.

Consideration \$990.00

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

Bargain and Sale Deed

THIS DEED, dated March 4, 19 77, 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 William Ballreich, a single man and Heide Guedel, a single woman

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 8, Block 24, 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 1971-1972 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 March 4, 1977

before me, the under-

signed, a Notary Public in and for said County and State, personally appeared Thomas A. Gray,known to me to be the President, andBetty M. Georgino known to me to beAssistant 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 Thomas A. Gray 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 14th day of MARCH, A.D., 19 77 at 12:35 o'clock P.M., and duly recorded in Vol. 77 of DEEDS on Page 4308.

FEE \$ 3.00

WM. D. MILNE, County Clerk
By Hazel D. Dugan

77 MAR 14 PM 12 35

the
county
name
the
will
its
board
WITNE
(Seal)

STATE