

26308

Recording Requested by:

Wells Fargo Realty Services, Inc.

vol. 77 Page 4613

and When Recorded Mail to:

Mr. and Mrs. Robert N. Bement  
9589 El Portal Court  
Ventura, Ca. 93003

38-12262

Space above this line for recorder's use

Until further notice  
mail tax statements  
to the above.Consideration \$3250.00  
Affix I.R.S. \$none in this space**Bargain and Sale Deed**

THIS DEED, dated March 14th, 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 Robert N. Bement and Shirley Bement, husband and wife, as tenants by the Entirety

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 23, Block 12, Oregon Shores Subdivision Tract 1053, as shown on the Map filed on October 3, 1973 in Volume 20, Pages 21 and 22 of Maps in the office of the county recorder of Klamath County, State of Oregon.

SUBJECT TO: (1) Taxes for the fiscal year 1975-1976 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 14, 1977 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Thomas A. Gray, known to me to be the 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 Thomas A. Gray 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 18th day of MARCH A.D., 19 77 at 3:49 o'clock P M., and duly recorded in Vol. M 77 of DEEDS on Page 4613.

FEE \$ 3.00

WM. D. MYLNE, County Clerk  
By Hazel L. Hazel Deputy

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