

Recording Requested by:

Wells Fargo Realty Services, Inc.

and When Recorded Mail to:

Richard J. McGinn, Sr.  
14927 Gagely Dr. #4  
La Mirada, Ca. 90638

30786

Vol. 77 Page 10370

Until further notice mail  
tax statements to the above

Consideration \$4400.00

Affix I.R.S. § none in this space

## Bargain and Sale Deed

THIS DEED, dated June 2, 1977, 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 Richard J. McGinn, Sr., an unmarried man

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

Lot 11 in Block 1 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 said county.

SUBJECT TO: (1) Taxes for the fiscal year 1976-1977

(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, his 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 4, 1977 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

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 JUNE, A.D., 1977 at 11:50 o'clock A.M., and duly recorded in Vol. 77 of DEEDS on Page 10370.

FEE \$ 3.00

WM. D. MILNE, County Clerk

By Harold Milne Deputy

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