

32842

Recording Requested by:

Wells Fargo Realty Services, Inc.

and When Recorded Mail to:

Mr. and Mrs. Eugene Warner Baxter
870 Old Mill Lane
Santa Maria, Ca. 93454

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Space above this line for recorder's use

Until further notice mail tax
statements to the above. Consideration \$1050.00
Affix I.R.S. \$ none in this space

Bargain and Sale Deed

THIS DEED, dated July 14, 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 Eugene Warner Baxter and Beth Baxter, 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 15, Block 6, 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.

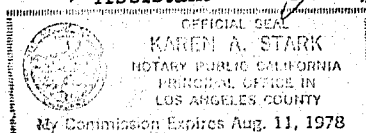
IN WITNESS WHEREOF, said Wells Fargo Realty Services, Inc., a California Corporation, as Trustee, who acquired title as Grayco Land Escrow,
Ltd., as Trustee, a California corporation, the Grantor herein, has caused its corporate name to be hereunto subscribed and its corporate seal to be hereto affixed by its proper officers thereunto duly authorized, as of the date first above written.

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES } SS.
On July 14, 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
STATE OF OREGON; COUNTY OF KLAMATH; ss.

WELLS FARGO REALTY SERVICES, INC., a
California Corporation, as Trustee

By Norfleet J. Howell Vice PresidentBy Betty M. Georgino Assistant Secretary

I hereby certify that the within instrument was received and filed for record on the 21 day of
July A.D., 19 77 at 12:55 o'clock P M., and duly recorded in Vol. M 77,
of Deeds on Page 12965.

FEE _____

WM. D. MILNE, County Clerk.

By Harold Drake Deputy