

Recording Requested by: **34089**

Vol. 77 Page 14829

Wells Fargo Realty Services, Inc.

and When Recorded Mail to:

Mr. and Mrs. George M. Cockrum
P.O. Box 27
Beatty, Or 97621

Until further notice mail Consideration \$1000.00
tax statements to the Affix I.R.S. § none in this space
above.

Bargain and Sale Deed

THIS DEED, dated August 3, 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 George M. Cockrum and Antoinette T. Cockrum, 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 6, Block 13, Sprague River Valley Acres, as per plat recorded in records of said county.

SUBJECT TO: (1) Taxes for the fiscal year 1970 1971 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.

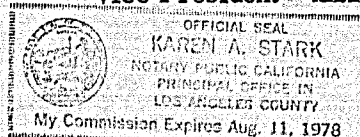
IN WITNESS WHEREOF, said Wells Fargo Realty Services, Inc., a California Corporation, as Trustee, who acquired title as Grayco Land Escrow, Ltd., as Trustee, a California corporation, the Grantor herein, has caused its corporate name to be hereunto subscribed and its corporate seal to be hereto affixed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

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES } SS.
On August 3, 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 Helen M. Adam, known to me to be Vice President 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 Helen M. Adam Vice President



STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 15th day of
AUGUST A.D., 1977 at 12:47 o'clock P.M., and duly recorded in Vol M77
of DEEDS on Page 14829.

FEE \$ 3.00

WM. D. MYLNE, County Clerk
By Harold D. Maguire Deputy