Wells Fargo Realty Services

and When Recorded Mail to:

Wells Fargo Realty Services, Inc.
572 E. Green St.
Pasadena, Ca. 91101
Attn: Karen Stark

38-13212

Consideration $ _____

Space above this line for recorder's use

Affix I.R.S. $ __none__ in this space

Bargain and Sale Deed

THIS DEED, dated __July 13th__, 19 77, by __Perla Development Co., Inc.__
__an Arizona__ _____ corporation, hereinafter called "Grantor,"

to __Wells Fargo Realty Services, Inc., a California Corporation, as Trustee__
__Under Trust No. 7213__

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, __its__ __successors__ heirs and assigns, all of the following described real property situated in the County of __Klamath__, State of Oregon.

SEE ATTACHED EXHIBIT.

SUBJECT TO: (1) Taxes for the fiscal year 19 76 .19 77

(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, __its__ __successors__ heirs and assigns, forever.

IN WITNESS WHEREOF, said __Perla Development Co., Inc., an Arizona__
_____ 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.
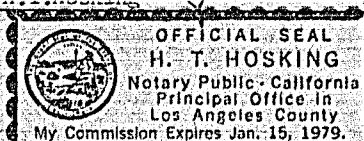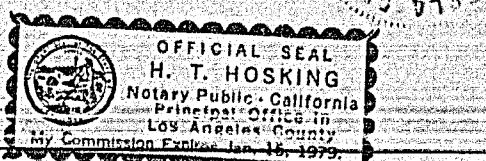On __July 27, 1977__ before me, the undersigned, a Notary Public in and for said County and State, personally appeared __Robert Perla__, known to me to be the _____ President, and __Esther Dorotex Perla__ known to me to be _____ Secretary of the Corporation that executed the within Instrument, known 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) _____
Notary Public in and for said County and State
H. T. Hosking

Perla Development Co., Inc.,
an Arizona Corporation

By _____
President

By _____ Esther Perla
Secretary

OFFICIAL SEAL
H. T. HOSKING
Notary Public - California
Principal Office in
Los Angeles County
My Commission Expires Jan. 15, 1979.

OFFICIAL SEAL
H. T. HOSKING
Notary Public - California
Principal Office in
Los Angeles County
My Commission Expires Jan. 15, 1979.

16051

The following described real property in Klamath County, Oregon:

PARCEL 1

In Township 35 South, Range 7 East of the Willamette Meridian:

Section 17: Government Lots 3, 4, 5, 6, 12, 13 and all that
portion of Lots 11, 14 and 19 lying Northwesterly
of the Williamson River - Chiloquin Highway.

Section 18: Government Lots 1, 2, 7, 8, 9, 10, 15, 16, 23 and all
that portion of Lot 28 lying Northerly of the Williamson
River - Chiloquin Highway.

PARCEL 2

In Township 35 South, Range 7 East of the Willamette Meridian:

Section 17: Government Lots 20 and 21; All those portions of
Lots 22, 27, 28 and 29 lying Northwesterly of the
Williamson River - Chiloquin Highway.

Section 18: Government Lots 17, 18, 21, 22, 24 and 27; and all
that portion of Lots 25 and 26 lying Easterly of State
Highway #427.

SUBJECT TO:

Easements in favor of Pacific Power & Light Co., in Book M-65,
Page 2357 and Book M-67, Page 4143.
Subject to the reservation of all subsurface rights, except water,
in Book 286, Page 367 and Book 301, Page 578, Deed Records.
Mortgage in Book M-74, Page 2355 in favor of The Federal Land Bank
of Spokane, which the grantee herein does not assume and the grantor
holds said grantee harmless therefrom.