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Recording Requested by:

Vol. 17 Page 21374

Wells Fargo Realty Services

and When Recorded Mail to:

Ferris Singleton  
5402 Onacrest Drive  
Los Angeles, Ca. 90043

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record on NOVEMBER this 7th day of NOVEMBER A. D. 1977 at 11:17 o'clock A. M., and  
duly recorded in Vol. 177, of DEEDS on Page 21374

FEE \$ 8.00 Wm D. MILNE, County Clerk  
By Bernard H. Betch

Until further notice mail  
tax statements to the  
above address.

Consideration \$1190.00  
Affix I.R.S. \$ none in this space

## Bargain and Sale Deed

THIS DEED, dated October 31, 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 Ferris Singleton, a single man, as his sole and separate property

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 14, Block 41, 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 1976-1977 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, 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 October 31, 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 the Assistant Secretary of the Corporation that executed the within Instrument, known to me to be the persons who examined, 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 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

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