

Recording Requested by:
Wells Fargo Realty Services, Inc.

and When Recorded Mail to:
Robert M. Perla
1922 Stradella Road
Los Angeles, Ca. 90024

Vol. ⁷⁰ 77 Page 23757

Space above this line for recorder's use

40118

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

Bargain and Sale Deed

THIS DEED, dated December 2, 1977, by
Wells Fargo Realty Services, Inc., a California corporation, hereinafter called "Grantor,"
Trustee under Trust No. 7213
to
Oregon Shores Recreational Club, Inc., an Oregon corporation
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, its heirs and assigns, all of the following described real property situated in the County of Klamath, State of Oregon:

Exhibit A attached hereto and made a part hereof comprised of one page,

SUBJECT TO: (1) Taxes for the fiscal year 19 19
(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 heirs and assigns, forever.

IN WITNESS WHEREOF, said Wells Fargo Realty Services, Inc., 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 December 2, 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) *Harvey G. Stark*
Notary Public in and for said County and State

Wells Fargo Realty Services, Inc.,
Trustee under Trust No. 7213

By *Walter J. Mull*
Vice President

By *James L. [Signature]*
Ass't Secretary

NOTARY PUBLIC, STATE OF CALIFORNIA, COMMISSION EXPIRES 11, 1978

EXHIBIT "A"

23758

Pond Area Common Area

A tract of land situated in Government Lots 3 and 6, Section 17, T35S, R7EWM, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the north line of said section 17, said point being S89°39'59"W 962.93 feet from the N1/4 corner of said section 17; thence S42°56'18"E 801.26 feet; thence N67°00'35"E 115.74 feet; thence along the arc of a curve to the right (radius point bears S67°00'35"W 270.00 feet, central angle is 22°52'10") 107.77 feet; thence S00°07'15"E 334.92 feet; thence S89°52'45"W 188.68 feet; thence N35°02'38"W 919.48 feet; thence S89°39'59"W 134.98 feet; thence N00°20'01"W 228.55 feet to the north line of said section 17; thence N89°39'59"E 178.43 feet to the point of beginning, containing 6.95 acres.

For record ~~XXXXXXXXXX~~
 this 8th day of DECEMBER A.D. 1977 10:02
 duly recorded in Vol. 277 of DEEDS 3757
 FEE \$ 6.00
 W.D. MILNE, County Clerk
 By *Bernice H. Fitch*