

Recording Requested by:

Wells Fargo Realty Services, Inc.

and When Recorded Mail to:

Mr. and Mrs. Joseph Ellison
5610 Caroline St.
Montclair, Ca. 91763

on this 8th day of February, D. 19 78
at 10:25 o'clock A M, and duly
recorded in Vol. M78 of Deeds

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Wm D. MILNE, County Clerk

By Bernetha J. Hetch Deputy

Fee \$3.00

Space above this line for recorder's use

Until further notice
maile tax statements
to the above.

Consideration \$1250.00
Affix I.R.S. § none in this space

42770

Bargain and Sale Deed

THIS DEED, dated January 30, 19 78, by Wells Fargo Realty Services, Inc.,
a California Corporation, Trustee, who acquired title as Grayco Land Escrow,
Ltd., Trustee, a California corporation, hereinafter called "Grantor,"
to Joseph Ellison and Jacqueline I. Ellison, husband and wife

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, their heirs and assigns, all of the following described real property situated in the County of Klamath, in the State of Oregon to wit:

Lot 40, Block 5 of Sprague River Valley Acres, as per plat recorded in records of said county.

- SUBJECT TO: (1) Taxes for the fiscal year 19 69 1970 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, Trustee, who acquired title as Grayco Land Escrow, Ltd., 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

On January 30, 1978 before me, the under-

signed, 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
Notary Public in and for said County and State

Wells Fargo Realty Services, Inc.,

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