

43258

Recording Requested by:

WELLS FARGO REALTY SERVICES INC.,

and When Recorded Mail to:

WELLS FARGO REALTY SERVICES
572 E. GREEN STREET
PASADENA, CAL 91101

attn Pat Baca

STATE OF OREGON,

County of Klamath

Filed for record

Vol. *M*

Page *78*

2997

on this 16th day of February A.D. 19 78
at 2:56 o'clock PM, and duly
received in Vol. M78 of DEEDS
page 2997

W. D. MILNE, County Clerk

By *Bernard H. Hetch* Deputy

Fee \$ 3.00

Space above this line for recorder's use

Until further notice mail
tax statements to.

Crane, M & J.

12215 Izetta

Downey, CA 90241

Consideration \$4,300.00

Affix I.R.S. \$ NONE in this space

Bargain and Sale Deed

THIS DEED, dated December 5, 1977, by WELLS FARGO REALTY SERVICES INC., A CALIFORNIA CORP. AS TRUSTEE, WHO ACQUIRED TITLE AS GRAYCO LAND ESCROW LTD., AS TRUSTEE, A CALIFORNIA corporation, hereinafter called "Grantor,"
to MICHAEL J. CRANE AND JOAN B. CRANE, HUSBAND AND WIFE AS TENANTS BY THE ENTIRETY

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 13 in Block 1 OREGON SHORES SUBDIVISION-Tract #1053, in the County of Klamath, State of Oregon as shown on the Maps filed on October, 3, 1973 in Volume 20, pages 21 and 22 of MAPS in the office of the County recorder of said County

SUBJECT TO: (1) Taxes for the fiscal year 19 73, 74 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 CORP. 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 DECEMBER 5, 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 ASST. 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.
AS TRUSTEE UNDER TRUST NO. 7219

By *W. D. Milne* VICE President

By *James M. [Signature]* ASSISTANT Secretary



7219-00211