

71A 38-15046

Recording Requested by:  
Wells Fargo Realty Services, Inc.  
**48949**

and When Recorded Mail to:  
James L. Richards III  
59-309 Ke Nui Road  
Haleiwa, HI 96712

STATE OF OREGON,  
County of Klamath Vol. 78 Page **11082**  
Filed for record at request of

Transamerica Title Co.  
on this 25th day of May, 19 78  
at 10:28 o'clock A M, and duly  
recorded in Vol. M78 of Deeds  
Page 11082  
Wm D. MILNE, County Clerk  
By Bernice M. Hetch Deputy

until further notice, mail tax consideration \$ 5,500.00  
statements to above Affix I.R.S. \$ none in this space

## Bargain and Sale Deed

THIS DEED, dated May 5, 19 78, by Wells Fargo Realty Services, Inc.  
A California Corporation as Trustee, hereinafter called "Grantor," to James L. Richards, III, a  
single man as sole and separate

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 in the State of Oregon, to wit:

Lot 22 of Block 24 in  
Oregon Shores Subdivision - Unit 2  
Tract Number 1113, as shown on the map filed on December 9, 1977 in Volume 21,  
Page 20 of Maps in the office of the County Recorder of said County.

SUBJECT TO: (1) Taxes for the fiscal year 19 77 - 19 78  
(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 be-  
longing 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, 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 May 5, 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 there-  
in 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) Cynthia M. Quesada  
Notary Public in and for said County and State

Wells Fargo Realty Services, Inc.,  
a California Corporation as Trustee, under  
Trust No. 7213  
By Norfleet J. Howell, Vice President  
By Betty M. Georgino, Assist. Secretary

OFFICIAL SEAL  
Cynthia M. Quesada  
NOTARY PUBLIC CALIFORNIA  
PRINCIPAL OFFICE IN  
LOS ANGELES COUNTY  
My Commission Expires July 27, 1981

7213-80744