

Recording Requested by:  
**50009**

Wells Fargo Realty Services, Inc.

and When Recorded Mail to:

Mr. and Mrs. David L. Pruden  
1625 Minnesota St.  
Fairfield, Ca. 94533

STATE OF OREGON,  
County of Klamath

Filed for record at request of

Vol. 78 Page 12647

Wells Fargo Realty Services

on this 14th day of June, A.D. 19 78  
at 2:39 o'clock P M, and duly  
recorded in Vol. 78 of Deeds  
Page 12647

Wm D. MILNE, County Clerk

By Bernitha D. Hetch Deputy

Fee \$3.00

Space above this line for recorder's use

Until further notice Consideration \$1250.00  
mail tax statements to Affix I.R.S. \$ None in this space  
the above.

## Bargain and Sale Deed

THIS DEED, dated June 9, 19 78, by Wells Fargo Realty Services, Inc.  
as Trustee, under Trust No. 0154, a California corporation, hereinafter called "Grantor,"  
to David L. Pruden and Katsuko Pruden, husband and wife

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 3, Block 6 of Sprague River Valley Acres, as per plat recorded in records of said county.

SUBJECT TO: (1) Taxes for the fiscal year 1969-1970 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., 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 June 9, 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.

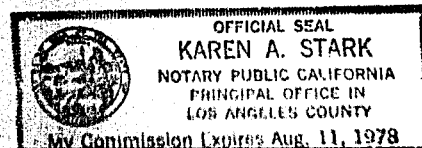
WITNESS my hand and official seal.

(Seal) Karen A. Stark  
Notary Public in and for said County and State

Wells Fargo Realty Services, Inc.,  
as Trustee, under Trust No. 0154

By Norfleet J. Howell Vice President

By Betty M. Georgino Assistant Secretary



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W.K.