

Recording Requested by:
50011

Wells Fargo Realty Services, Inc.

and When Recorded Mail to:

Mr. and Mrs. Takayuki Hirota
4229 Ruthelma Ave.
Palo Alto, Ca. 94306

STATE OF OREGON,
County of Klamath

Vol. 77

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Filed for record at request of

Wells Fargo Realty Services

on this 14th day of June A.D. 19 78

at 2:40 o'clock P M, and duly

recorded in Vol. M78 of Deeds

age 12649

Wm D. MILNE, County Clerk

By Bernitha H. Hetch Deputy

Fee \$3.00

Space above this line for recorder's use

Until further notice mail Consideration \$1250.00

tax statements to the Affix I.R.S. \$ None in this space
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 Takayuki J. Hirota and Emiko A. Hirota, 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 48, 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 - 19 70 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

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



OFFICIAL SEAL
KAREN A. STARK
NOTARY PUBLIC CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires Aug. 11, 1978

0154-102