STATE OF OREGON, }
County of Klamath }
Filed for record at request of Vol. M78 Page 13764

Recording Requested by:

Wells Fargo Realty Services, Inc.

and When Recorded Mail to:

Mr. and Mrs. Donald E. Struthers
480 Brooktree Ranch Road
Aptos, Ca. 95003

50750

Wells Fargo Realty Services
on this 27th day of June A.D. 19 78
at 11:13 o'clock A M, and duly
recorded in Vol. M78 of Deeds
Page 13764.
Wm D. MILNE, County Clerk
By Bernetha Helsch Deputy
Fee $3.00

Space above this line for recorder's use

Until further notice mail tax statements to the above.

Consideration $1250.00
Affix I.R.S. $ None in this space

Bargain and Sale Deed

THIS DEED, dated June 21, 19 78, by Wells Fargo Realty Services, Inc., as Trustee, under Trust No. 0154, a California corporation, hereinafter called "Grantor,"

to ~~Donald E. Struthers and Delores M. Struthers, 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, State of Oregon:

Lot 34, 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 } SS.
On June 21, 1978 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 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 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

0154-133

ck 3.00