

Recording Requested by:  
**51736**

Wells Fargo Realty Services, Inc.

and When Recorded Mail to:

Helen Peters  
Ralph E. English  
3341 Hickerson Dr.  
San Jose, Ca. 95127

STATE OF OREGON, )  
County of Klamath ) Vol. 78 Page 15257  
Filed for record at request of

Wells Fargo Realty

on this 17th day of July A.D. 1978  
at 10:02 o'clock A.M. and duly  
recorded in Vol. M78 of Deeds  
Page 15257

Wm D. MILNE, County Clerk

By Penelope Thelock Deputy

Fee \$3.00

Space above this line for recorder's use

Until further notice mail Consideration \$2375.00 2500.00  
tax statements to the Affix I.R.S. \$ None in this space  
above.

## Bargain and Sale Deed

THIS DEED, dated July 12, 1978, by Wells Fargo Realty Services, Inc.  
as Trustee, under Trust No. 0154, a California corporation, hereinafter called "Grantor,"

to Helen Peters, a widow and Ralph Edward English

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.

Lots 44 and 45, Block 1 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

On July 12, 1978

before me, the undersigned, a Notary Public in and for said County and State, personally appeared Norfleet J. Howell

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