

7A 38-15436

Recording Requested by:

Wells Fargo Realty Services, Inc.

51751

and When Recorded Mail to:

Mr. and Mrs. Edward P. Sellner
826 Camonito Del Reposo
Carlsbad, Ca. 92008

STATE OF OREGON,

County of (Klamath)

Filed for record at request of

Vol. 78

Page

15273

Transamerica Title Co.

on this 17th day of July A.D. 19 78

at 10:44 o'clock A M, and duly

recorded in Vol. 178 of Deeds

Page 15279

Wm D. MILNE, County Clerk

By Bernice A. Shetler Deputy

Fee \$3.00

Space above this line for recorder's use

Until further notice mail tax statements to above.

Consideration \$4900.00

Affix I.R.S. S. none in this space

Bargain and Sale Deed

THIS DEED, dated June 9

19 78

under Trust 7213

, 19

, by Wells Fargo Realty Services, Inc.

A California Corporation as Trustee, hereinafter called "Grantor," to

Edward P. Sellner and Owena O. Sellner, 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 in the State of Oregon, to wit:

Lot 23 of Block 25 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 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., 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 Los Angeles

COUNTY OF SS.

On June 9, 1978 well before me, the under-

signed, a Notary Public in and for said County and State, personally

appeared Norfleet I. 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.,

a California Corporation as Trustee

under trust 7213

By

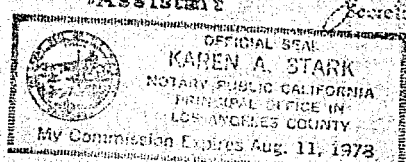
Vice

President

By

Assistant

Secretary



7213-00842