

Recording Requested by:
51839
Wells Fargo Realty Services, Inc.
and When Recorded Mail to:
Leonard S. Begun
3272 Camenito Ameca
La Jolla, Ca, 92037

Wells Fargo Realty Services
on this 18th day of July A.D. 1978
at 9:07 o'clock A M, and duly
recorded in Vol. M78 of Deeds
Page 15411
Wm D. MILNE, County Clerk
By Bernard J. Smith Deputy
Fee 3.00
Space above this line for recorder's use

Until further notice mail Consideration \$2000.00
tax statements to the Affix I.R.S. \$ None in this space
above.

Bargain and Sale Deed

THIS DEED, dated July 13, 19 78, by Wells Fargo Realty Services, Inc.
as Trustee, under Trust No. 0154, a California corporation, hereinafter called "Grantor,"
to Leonard S. Begun, married man as his sole and separate property
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, his heirs and assigns, all of the following described real property situated in the County of Klamath, State of Oregon.

Lots 7 and 8, Block 12 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, his 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 July 13, 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 the 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

