

7A 3F-15425

Recording Requested by:
Wells Fargo Realty Services, Inc.

52240

and When Recorded Mail to:

John A. Bruce

~~fix~~

Lois Winter

1200 Newbury Rd. #42

Newbury Park, Ca. 91320

STATE OF OREGON

County of Klamath

Filed for record of request of

Vol. 78

Page 16079

Transamerica Title Co.

on this 25th day of July A.D. 1978

at 10:50 o'clock A. M. and duly

recorded in Vol. M78 of Deeds

page 16079

Wm D. MILNE, County Clerk

By *[Signature]* Deputy

for \$3.00 Space above this line for recorder's use

Consideration \$5500.00

Until further notice mail

tax statements to the above.

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

Bargain and Sale Deed

THIS DEED, dated June 9

19 78

by Wells Fargo Realty Services, Inc.

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

John A. Bruce, unmarried man, and Lois Winter, unmarried woman, as tenants in common.

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 16 of Block 29 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

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. Clark, 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) *[Signature]*
Notary Public in and for said County and State

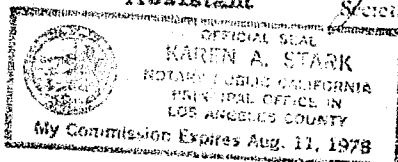
Wells Fargo Realty Services, Inc.,

a California Corporation as Trustee

under trust 7213

By *[Signature]* Vice President

By *[Signature]* Assistant Secretary



7213-00839

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