

TA 38-15327

Recording Requested by:

Wells Fargo Realty Services, Inc.

52256

and When Recorded Mail to:

T. Champagne

E. Champagne

22333 Paraguay Drive

Saugus, California 91350

STATE OF OREGON

County of Klamath

Vol. ^M 78

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Filed for record at request of

Transamerica Title Co.

on this 25th day of July A.D. 19 78

at 10:51 o'clock A M, and duly

recorded in Vol. 1178 of Deeds

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Wm D. MILNE, County Clerk

By Richard J. Howell Deputy

Fee \$3.00

Space above this line for recorder's use

until further notice mail tax
statements to above

consideration \$5,500.00

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

Bargain and Sale Deed

THIS DEED, dated May 24, 19 78, by Wells Fargo Realty Services, Inc.
A California Corporation as Trustee, hereinafter called "Grantor," to Tom D. Champagne and
Elizabeth D. Champagne, 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 26 of Block 23 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 be-
longing or in anywise appertaining to any and all of the real property hereinabove described and defined and the reversion,
reversions, remainders 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 SS.

On May 24, 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 andBetty M. Georgino known to me to beAssistant Secretary of the Corporation that executed

the within instrument, known to me to be the person who
executed the within instrument on behalf of the Corporation there-
in 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) Cynthia M. Quesada
Notary Public in and for said County and State

Wells Fargo Realty Services, Inc.,

a California Corporation as Trustee, under
trust No. 7213By Norfleet J. Howell Vice PresidentBy Betty M. Georgino Assistant Secretary

OFFICIAL SEAL
Cynthia M. Quesada
NOTARY PUBLIC CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires July 27, 1981