

7938-15423

Recording Requested by
Wells Fargo Realty Services, Inc.

52833

and When Recorded Mail to

Mr and Mrs. Lawrence M. Ballew
112 Academy Dr.
Newbury Park, Ca. 91320State of Oregon
County of Clatsop
Filed for record at request of

Vol. 79 Page 17054

Transamerica Title Co.
on 08-01-78 August A.D. 19 78
at 10:54 o'clock A.M. and duly
recorded in Vol. 578 of Davis
Page 17054Wm D. Milne, County Clerk
By *Wm D. Milne* DeputyUntil further notice mail
tax statements to the
above.

Consideration \$5000.00

AMOUNT \$1,225.00 in all space

Bargain and Sale Deed

THIS DEED, dated June 9, 1978, by Wells Fargo Realty Services, Inc.,
under Trust 7213
A California Corporation as Trustee, hereinafter called "Grantor" to
Lawrence M. Ballew and Karen M. Ballew, husband and wife

hereinafter called "Grantee,"

WITNESSETH

Grantor for good and valuable consideration to it paid by Grantee, and 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 Clatsop, the State of Oregon, to wit:Lot 49 of Block 39 in
Oregon Shores Subdivision - Unit 2
Tract Number 1113as 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 1977 or 1978
(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, remainder and remainders, rents, issues, profits and revenues thereon.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 AngelesOn June 9, 1978 before me, Notary Public in and for said County and State, personally
appeared *Bernard J. Howell*, known to me to be the Vice President andBeth M. Georgino, Assistant Secretary of the Corporation limited by 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 and a resolution of its
board of directors.

WITNESS my hand and official seal

(Seal) *Karen G. Stank*
Notary Public in and for said County and State

Wells Fargo Realty Services, Inc.

A California Corporation as Trustee
under Trust 7213By *Wm D. Milne* Vice President
By *Wm D. Milne* SecretaryOFFICIAL SEAL
KAREN A. STARK
NOTARY PUBLIC - CALIFORNIA
SHERMAN OFFSHORE
LOS ANGELES COUNTY

My Commission Expires Aug. 11, 1978

TRUST 7213-00855