

Recording Requested by:  
Wells Fargo Realty Services, Inc.

53275

STATE OF OREGON,  
County of Klamath

Vol. 1778 Page 17735

Filed for record at request of

Transamerica Title Co.

on the 14th day of August 1978

at 10:40 A.M. in the County of Klamath

recorded in Vol. 1778 of Deeds

Page 17735

Wm D. Milne, County Clerk

By Rumisha Adelsch Deputy

Fee \$3.00

Space above this line for recorder's use

until further notice mail tax  
statements to above

consideration \$5,000.00

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

## Bargain and Sale Deed

THIS DEED, dated June 19, 19 78, by Wells Fargo Realty Services, Inc.  
A California Corporation as Trustee, hereinafter called "Grantor," to James A. Root and Patti A.  
Root, 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 30 of Block 22 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 to 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, 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 SS.

On June 19, 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. Georgino

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 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. Cuccuda  
Notary Public in and for said County and State

Wells Fargo Realty Services, Inc.,

a California Corporation as Trustee, under  
trust No. 7213

By Norfleet J. Howell, Vice President

By Betty M. Georgino, Ass't Secretary

Cynthia M. Cuccuda  
NOTARY PUBLIC IN AND FOR THE  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA  
My Commission Expires July 1, 1981

7213-00859