

7938-15645

53286

Recording Requested by:
Wells Fargo Realty Services, Inc.

STATE OF OREGON,
County of Klamath) Vol. 78
Filed for record at request of 17751

and When Recorded Mail to:

E. & O. Sellner
826 Caminito Del Reposo
Carlsbad, CA. 92008

Transamerica Title Co.
on this 14th day of August A.D. 19 78
at 10:40 o'clock A. M. and duly
recorded in Vol. 178 of Deeds
Page 17751

Wm D. MILNE, County Clerk

By *[Signature]* Deputy

Fee \$3.00

Space above this line for recorder's use
consideration \$5,000.00

until further notice mail tax
statements to above

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

Bargain and Sale Deed

THIS DEED, dated June 22, 19 78, by Wells Fargo Realty Services, Inc.
A California Corporation as Trustee, hereinafter called "Grantor," to Edward P. Sellner and
Owena O. Sellner, 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 23 of Block 28 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 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 22, 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 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 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) *[Signature]*
Notary Public in and for said County and State

Wells Fargo Realty Services, Inc.
a California Corporation as Trustee, under
trust No. 7213
By *[Signature]*
Norfleet J. Howell, Vice President

By *[Signature]*
Betty M. Georgino, Asst Secretary

[Seal]
Cynthia M. G. Gada
Notary Public in and for said County and State
By Commission Expires July 27, 1981

7213-00848