

53762

Recording Requested by:

Wells Fargo Realty Services, Inc.

1A38-16009

and When Recorded Mail to:

Mr. and Mrs. Victor W. Epstein
14106 Dickens St. #203
Sherman Oaks, Ca. 91423

Until further notice mail
tax statements to the
above.

Consideration \$6500.00

Affix I.R.S. § none in this space

STATE OF OREGON,
County of Klamath

Vol. 78

Page 18442

Filed for record at request of

Transamerica Title Co.

on this 21st day of August A.D. 19 78

at 10:46 o'clock A M, and duly

recorded in Vol. M78 of Deeds

Page 18442

Wm D. MILNE, County Clerk

By Bernice Epstein Deputy

Fee \$3.00

Space above this line for recorder's use

Bargain and Sale Deed

THIS DEED, dated July 26

under Trust 7213, 19 78, by Wells Fargo Realty Services, Inc.

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

Victor W. Epstein and Bernice Epstein, husband and wife, as tenants by the
entirety

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 2 of Block 20 in
Oregon Shores Subdivision - Unit 2
Tract Number 1113

as shown on the map filed on December 9, 1977 in Volume 21, page 20 in the
office of the county recorder of said county.

SUBJECT TO: (1) Taxes for the fiscal year 19 78 - 19 79
(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

On July 26, 1978 SS.

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.

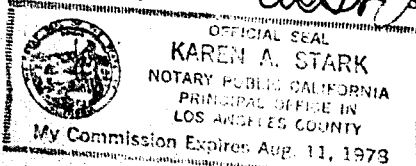
WITNESS my hand and official seal

(Seal) Karen A. Stark
Notary Public in and for said County and State

Wells Fargo Realty Services, Inc.,
a California Corporation as Trustee
under trust 7213

By Norfleet J. Howell President

By Betty M. Georgino Secretary



7213-00952

Cash Sale