

Recording Requested by

54607

Wells Fargo Realty Services, Inc.

and When Recorded Will be:

Mr. & Mrs. J. Garcia  
10347 Kurt Street  
Lakeview Terrace, CA 91342

Filed for record at request of

Wells Fargo Realty Services

Filed September 10, 1978

1:03 P. M. and duly

recorded in Vol. 778 of Deeds

1978

Wm. D. MILNE, County Clerk

By *[Signature]* Deputy

\$3.40 above this line for recorder's use

Until further notice  
mail tax statements  
to Above.

Consideration \$1,250.00  
ASR I.R.S. \$ None in this space

# Bargain and Sale Deed

THIS DEED, dated August 31, 1978, by Wells Fargo Realty Services, Inc., as Trustee, under Trust No. 0154, a California corporation, hereinafter called "Grantor," to JOSE R. GARCIA and LOIS GARCIA, 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, state of Oregon.

Lot 1, Block 6, of SPRAGUE RIVER VALLEY ACRES, as per plat recorded in records of said county.

SUBJECT TO: (1) Taxes for the fiscal year 1969-1970 and subsequent.

(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 belonging 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., as Trustee, a California corporation, the Grantor herein, has caused its corporate name to be here-

unto 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 August 31, 1978, before me, the undersigned, 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 therein named, and acknowledged to me that such Corporation executed the within Instrument pursuant to its bylaws 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., as Trustee, under Trust No. 0154

By *[Signature]* Vice President

By *[Signature]* Assistant Secretary

