

Recording Requested by:

54609

Wells Fargo Realty Services, Inc.

and When Recorded Mail to:

Mr. and Mrs. R. Johansen
268 Westlake Ave.
Daly City, CA 94014

Until further notice
mail tax statements
to above.

STATE OF OREGON,
County of Klamath Vol. m
78 Page 19795
Not for record at request of

Wells Fargo Realty Services

7th September 1978

1:03 PM, and duly

recorded in Vol. M78 of Deeds

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Wm D. MILNE, County Clerk

S. *[Signature]* Deputy

Fees \$3.00

Space above this line for recorder's use

Consideration \$2,500.00
A.M.T.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 ROBERT J. JOHANSEN and MARIA L. JOHANSEN, 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.

Lots 4 and 5, Block 7 of SPRAGUE RIVER VALLEY ACRES, as per
plat recorded in records of said county.

SUBJECT TO: (1) Taxes for the fiscal years 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, reversionary, remainder and remainders, rents, issues, profits and revenue therof.

TO HAVE AND TO HOLD said real property hereinabove described and defined unto Grantee, their
heirs and assigns, forever.

IN WITNESS WHEREOF, and Wells Fargo Realty Services, Inc., as Trustee, a

California

corporation, the Grantor herein, has caused its corporate name to be here-
inward to be hereinafter used 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

ss.

Subscribed and sworn to 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

Kathleen A. Georgino,
Assistant

Notary Public in and for said County and State,
known to me to be the person who signed
the instrument, known to me to be the person who signed
the instrument on behalf of the Corporation aforesaid
and acknowledged to me that such Corporation executed
the instrument pursuant to its laws and a resolution of
the board of directors.

WITNESS my hand and official seal

Kathleen A. Scott
Notary Public in and for said County and State

Wells Fargo Realty Services, Inc.,
as Trustee, under Trust No. 0154.

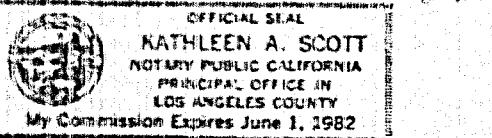
Norfleet J. Howell
Vice President

Kathleen A. Scott
Assistant Secretary

OFFICIAL SEAL

KATHLEEN A. SCOTT
NOTARY PUBLIC CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY

My Commission Expires June 1, 1982



0154-262