

Recording Requested by:

54610

Wells Fargo Realty Services, Inc.

not When Recorded Mail to:

Mr. and Mrs. W. Keen
1032 Neldon Drive
San Jose, CA 95121

STATE OF OREGON,)

County of Klamath) Vol. ^m 78

Filed for record at request of

Page

19796

Wells Fargo Realty Services

on this 7th day of September A.D. 1978

at 1103 P.M. and duly

recorded in Vol. 478 of Deeds

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Wm D. MILNE, County Clerk

By Deborah H. Hetch Deputy

Fee \$3.00

space above this line for recorder's use

Until further notice
mail tax statements
to above.

Consideration \$1,250.00
L.B.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 WILLIAM J. KEEN and SONDR A. KEEN, 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 70, Block 8 of SPRAGUE RIVER VALLEY ACRES, as per plat recorded in records of said county.

SUBJECT TO: (1) Taxes for the fiscal year 1969 to 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 covenants, servitudes, appurtenances, rights, privileges and easements belonging or in anywise appertaining hereto and all of the real property hereinabove described and defined and the reversion, reversions, remainder and residue, 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 hereunto subscribed and its corporate seal to be hereunto 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

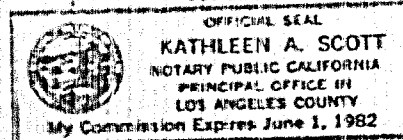
Notary Public in and for said County and State

Wells Fargo Realty Services, Inc.,

as Trustee, under Trust No. 0154.

By Norfleet J. Howell Vice President

By Betty M. Georgino Assistant Secretary



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