54862

Recording Requested by:
Wells Fargo Realty Services, Inc.

AA 38-16041

and When Recorded Mail to:

Mickey M. Franklin
Napili Village Hotel, RR1
Lahaina, Hi 96761

STATE OF OREGON, County of Klamath Vol. M78 Page 20183

Filed for record at request of

Transamerica Title Co.

13th September 1978

10:51 A and duly

M78 Deeds

20183

Vern D. Milne, County Clerk

By Bernetha Hatch Deputy

For $3.00 above this line for recorder's use

Until further notice mail tax statements to the above.

Consideration $5500.00

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

Bargain and Sale Deed

THIS DEED, dated July 26, 19 78, by Wells Fargo Realty Services, Inc.

A California Corporation as Trustee under Trust 7213, hereinafter called "Grantor," to

Mickey M. Franklin, single man

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 his heirs and assigns, all of the following described real property situated in the County of Klamath in the State of Oregon, to wit:

Lot 51 of Block 24 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 77-19 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 belonging 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, his 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 July 26, 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 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 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
Vice President

By Betty M. Georgino
Assistant Secretary

OFFICIAL SEAL
KAREN A. STARK
NOTARY PUBLIC CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires Aug. 11, 1978

7213-80255