

54945

Recording Requested by:

Wells Fargo Realty Services, Inc.

STATE OF OREGON,

County of Klamath

Filed for record at request of

Vol. 78

20310

Transamerica Title Co

on the 14th day of September A.D. 19 78

10:35

A

M, and duly

represented in Vol. 478 of Deeds

Page 20310

Wm D. MILNE, County Clerk

By *[Signature]* Deputy

Fee \$3.00

Pay above this line for recorder's use

Consideration \$4500.00

Affix L.P.S. \$ none in this space

Until further notice mail
tax statements to the
above.

Bargain and Sale Deed

THIS DEED, dated July 26, 1978

A California Corporation as Trustee under Trust 7213, by Wells Fargo Realty Services, Inc.

John R. Mac Culloch and June M. Mac Culloch, husband and wife

hereinafter called "Grantor,"

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 4 of Block 27

Oregon Shore 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 1977-78

(2) Covenants, Conditions, Reservations, Easements, Restrictions, Rights, Rights of Way, and all Matters Appearing of Record.

TOGETHER WITH all and singular the easements, 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, 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

I, Notary Public in and for said County and State, personally appeared Norfleet J. Howell

known to me to be the Vice President and

Assistant Secretary of the Corporation

known to me to be the person who executed the within instrument on behalf of the Corporation there named, and acknowledged to me that said Corporation executed the within instrument pursuant to its by-laws and resolution of its board of directors.

WITNESS my hand and official seal

[Signature]
Notary Public in and for said County and State

Wells Fargo Realty Services, Inc.,

a California Corporation as Trustee

under Trust 7213

By *[Signature]* Vice PresidentBy *[Signature]* Assistant Secretary

7213-00944