55483

Recording Requested by:
Wells Fargo Realty Services, Inc.

and When Recorded Mail to:
Mr. and Mrs. Robert Sturdy, Sr.
7231 Coolgrove Drive
Downey, CA. 90240

STATE OF OREGON, County of Klamath } ss.
Vol. M78 Page 21143
Filed for record at request of
Transamerica Title Co.
this 25th day of September A.D. 19 78
at 10:53 o'clock A M, and duly
recorded in Vol. M78 of Deeds
page 21143
Wm. Ganong, County Clerk
By Beverlee Aldrich Deputy
Fee $3.00

Space above this line for recorder's use

until further notice mail tax statements to above.

consideration $4,900.00

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

Bargain and Sale Deed

THIS DEED, dated August 17, 19 78, by Wells Fargo Realty Services, Inc. A California Corporation as Trustee, hereinafter called "Grantor," to Robert N. Sturdy, Sr. and Rhoda M. Sturdy, 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 in the State of Oregon, to wit:

Lot 22 of Block 25 in Oregon Shores Subdivision Unit 2 Tract Number 1110, 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, 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 ss.
On August 17, 1978 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Norfleet J. Howell and Betty M. Georgino known to me to be the Vice President and Assistant Secretary, known to me to be the Secretary of the Corporation that executed the within instrument, known to me to be the persons who executed the said 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) Cynthia M. Quesada
Notary Public in and for said County and State

Wells Fargo Realty Services, Inc.,
a California Corporation as Trustee under trust No. 7213
By Norfleet J. Howell, Vice President
By Betty M. Georgino, Ass't Secretary

OFFICIAL SEAL
Cynthia M. Quesada
NOTARY PUBLIC-CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires July 27, 1981

7213-00170