

57026

Recording Requested by:

Wells Fargo Realty Services, Inc.

and When Recorded Mail to:

Mr. & Mrs. K. Pond
3200 Anderson Creek Rd.
Talent, OR 97540

STATE OF OREGON, Vol. 778 Page 23578
County of Klamath
Filed for record at request of

Wells Fargo Realty
on this 20th day of October A.D. 1978
at 9:43 o'clock A M, and duly
recorded in Vol. 778 of Deeds
Page 23578
Wm D. MILNE, County Clerk
By Bernetha Hutsch Deputy
Fee \$3.00
Space above this line for recorder's use

Until further notice
mail tax statements
to above.

Consideration \$1,250.00
Affix I.R.S. \$ None in this space

Bargain and Sale Deed

THIS DEED, dated October 10, 1978, by Wells Fargo Realty Services, Inc.,
as Trustee, under Trust No. 0154, a California corporation, hereinafter called "Grantor,"
to Kenneth W. and Diane K. Pond, 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 52, Block 8 of SPRAGUE RIVER VALLEY ACRES, as per plat recorded in records of said county.

SUBJECT TO: (1) Taxes for the fiscal year 1969-1970

(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., as Trustee, a California corporation, 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 October 10, 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 Karen Y. Beaver, known to me to be the 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) Kathleen A. Scott
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 Karen Y. Beaver Assistant Secretary

OFFICIAL SEAL
KATHLEEN A. SCOTT
NOTARY PUBLIC CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires June 1, 1982

0154-00223