

Recording Requested by:

59297

Wells Fargo Realty Services, Inc.

and When Recorded Mail to:

Thomas A. Nickens
3435 American River Dr., #A
Sacramento, CA 95825

STATE OF OREGON,)

County of Klamath)

Filed for record at request of

Vol. 78 Page 27295

Wells Fargo Realty Services

on this 5th day of December A.D. 19 78
at 11:34 o'clock A M, and duly

recorded in Vol. M78 of Deeds
27295

age

Wm D. MILNE, County Clerk

By Benedict Scholich Deputy

Fee \$ 3.00

Space above this line for recorder's use

Until further notice mail tax
statements to the above.

Consideration \$1,200.00
Affix I.R.S. \$ None in this space

Bargain and Sale Deed

THIS DEED, dated November 27, 1978, by Wells Fargo Realty Services, Inc.,
as Trustee, under Trust No. 0108, a California corporation, hereinafter called "Grantor."

to Thomas Allen Nickens, a single man

hereinafter called "Grantee,"

W I T N E S S E T H:

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

Lot 3, Block 14, of OREGON PINES, as same is shown on plat filed
June 30, 1969 duly recorded in the office of the County Recorder of
said County.

SUBJECT TO: (1) Taxes for the fiscal year 1972-1973 and all subsequent.

(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, hie 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

On December 1, 1978 before me, the under-

signed, a Notary Public in and for said County and State, personally appeared Norfleet J. Howell, known

to me to be the Vice President, and Marilyn McDuffie, 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 by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

(Seal)

Janet M. McCrorey
Notary Public in and for said County and State
JANET M. MCCROREY

Wells Fargo Realty Services, Inc.,
as Trustee, under Trust No. 0108

By Norfleet J. Howell Vice President

By Marilyn McDuffie Assistant Secretary

