

Recording Requested by: **62523**

Wells Fargo Realty Services, Inc.

and When Recorded Mail to:

J & V Reichardt
12970 Highway 80, Sp 52
El Cajon, Ca 92021

Wells Fargo Realty
on this 13th day of February A.D. 19 79
at 3:00 o'clock P M, and duly
recorded in Vol. M79 of Deeds
age 3503
Wm D. MILNE, County Clerk
By Bernice H. Hirsch Deputy
Fee \$3.00

Until further notice mail Consideration \$1,250.00
tax statements to the Affix I.R.S. \$None in this space
above.

Bargain and Sale Deed

THIS DEED, dated February 2, 19 79, by Wells Fargo Realty Services, Inc.
as Trustee, under Trust No. 0154, a California corporation, hereinafter called "Grantor,"
to JAMES A. REICHARDT and VIOLET M. REICHARDT, Husband and wife.

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 acknowl-
edged, 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 24, Block 22 of Sprague River Valley Acres, as per plat recorded in records
of said county.

- SUBJECT TO: (1) Taxes for the fiscal year 1970-1971
(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 here-
unto 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 February 2, 1979 before me, the under-
signed, a Notary Public in and for said County and State, person-
ally appeared Norfleet J. Howell, known
to me to be the Vice President, and
Marilyn J. McDuffie known to me to be
Assistant Secretary of the Corporation that executed
the within Instrument, known to me to be the persons who ex-
ecuted 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) Cynthia M. Quesada
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 Marilyn J. McDuffie Assistant Secretary

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

RECEIVED 2:55 PM
FEB 13 1979