

Recording Requested by:
Wells Fargo Realty Services, Inc.

64108

3817905
and When Recorded Mail to:

James Fulton
Mary Manson
5462 Cottage Avenue
Klamath Falls, Or. 97601

until further notice
mail tax statements to above

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

STATE OF OREGON,) Vol. 79 Page 5995
County of Klamath)
Filed for record at request of

Transamerica Title Co.

on this 16th day of March A.D. 19 79
at 11:10 o'clock A M, and duly
recorded in Vol. M79 of Deeds
Page 5995

Wm D. MILNE, County Clerk

By Bernice Hollich Deputy
Fee \$3.00 Space above this line for recorder's use
consideration \$5,200.00

Bargain and Sale Deed

THIS DEED, dated February 23, 19 79, by Wells Fargo Realty Services, Inc.
A California Corporation as Trustee, hereinafter called "Grantor," to James P. Fulton and
Mary H. Manson, not as husband and wife but with right of survivorship

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 23 of Block 48 in Tract 1184—Oregon Shores—Unit 2—1st Addition as shown on the Map filed on November 8,
1978 in Volume 21, Page 29 of Maps in the office of the County Recorder of said County.

SUBJECT TO: (1) Taxes for the fiscal year 19 78 - 19 79

(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 be-
longing 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 February 23, 1979 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 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
executed the within Instrument on behalf of the Corporation there-
in 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

By Norfleet J. Howell 7213
Norfleet J. Howell, Vice President

By Marilyn J. McDuffie
Marilyn J. McDuffie, Ass^t Secretary



OFFICIAL SEAL
Cynthia M. Quesada
NOTARY PUBLIC CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY

My Commission Expires July 27, 1981