

Recording Requested by:
Wells Fargo Realty Services, Inc.

65653

and When Recorded Mail to:
Mr. and Mrs. Huntsinger
P.O. Box 606
Waimea, HI. 96796

STATE OF OREGON, Vol. 1779 Page 8528
County of Klamath)
Filed for record at request of

Transamerica Title Co.
on the 18th day of April A.D. 19 79
at 11:04 o'clock A.M. and duly
recorded in Vol. 1779 of Deeds
page 8528

Vernon D. Smith, County Clerk

Space above this line for recorder's use

Fee \$3.00

consideration \$7,200.00

until further notice mail tax
statements to above

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

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 Michaela A. Huntsinger, husband and wife as Tenants by the Entirety,
Donald W. Huntsinger and

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 12 of Block 35 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 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
On February 23, 1979 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 Marilyn J. McDuffie 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 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. Quasada
Notary Public in and for said County and State

Wells Fargo Realty Services, Inc.,
a California Corporation as Trustee
By Norfleet J. Howell, Vice President
Marilyn J. McDuffie, Assistant Secretary

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

7213-80323

WITNESSETH:

Lot 12 in Block 35 of 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.

and ~~that he~~ will warrant and forever defend the same against all persons whomsoever.

8530

The grantor warrants that the proceeds of the loan represented by the above described note and this trust deed are:

- (a)* primarily for grantor's personal, family, household or agricultural purposes (see Important Notice below),
(b) for an organization, or (even if grantor is a natural person) are for business or commercial purposes other than agricultural purposes.

This deed applies to, inures to the benefit of and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, personal representatives, successors and assigns. The term beneficiary shall mean the holder and owner, including pledgee, of the contract secured hereby, whether or not named as a beneficiary herein. In construing this deed and whenever the context so requires, the masculine gender includes the feminine and the neuter, and the singular number includes the plural.

IN WITNESS WHEREOF, said grantor has hereunto set his hand the day and year first above written.

You have the option to void your contract or agreement by notice to the seller if you did not receive a Property Report prepared pursuant to the Rules and Regulations of the Office of Interstate Land Sales Registration, U.S. Department of Housing and Urban Development, in advance of, or at the time of your signing the contract or agreement. If you received the Property Report less than 48 hours prior to signing the contract or agreement you have the right to revoke the contract or agreement by notice to the seller until midnight of the third business day following the consummation of the transaction. A business day is any calendar day except Sunday, and the following business holidays: New Year's Day, Washington's Birthday, Memorial Day, Independence Day, Labor Day, Columbus Day, Veteran's Day, Thanksgiving and Christmas.

* IMPORTANT NOTICE: Delete, by lining out, whichever warranty (a) or (b) is not applicable; if warranty (a) is applicable and the beneficiary is a creditor or such word is defined in the Truth-in-Lending Act and Regulation Z, the beneficiary MUST comply with the Act and Regulation by making required disclosures. If compliance with the Act not required, disregard this notice.

(If the signer of the above is a corporation, use the form of acknowledgment opposite.)

(ORS 93.490)

STATE OF _____
County of _____

} ss.

STATE OF _____, County of _____
_____ 19____

) ss.

STATE OF HAWAII,
COUNTY OF _____ Honolulu } ss.

On February 20, 1979 before me,
the undersigned, a Notary Public in and for said County and State,
personally appeared Richard F. Asmus,
known to me to be the person whose name is subscribed to the
within instrument as a witness thereto, who being by me duly
sworn, deposed and said: That he resides at _____
PO Box 564, Haleiwa, HI; that
he was present and saw Donald W. Huntsinger
and Michaela A. Huntsinger
personally known to him to be the person described
in, and whose name is subscribed to the within and annexed
instrument, execute the same; and that affiant subscribed their
name thereto as a witness to said execution.

Signature Richard F. Asmus

FOR NOTARY SEAL OR STAMP

_____ is the legal owner and holder of all indebtedness secured by the foregoing trust deed. All sums secured by said trust deed have been fully paid and satisfied. You hereby are directed, on payment to you of any sums owing to you under the terms of said trust deed or pursuant to statute, to cancel all evidences of indebtedness secured by said trust deed (which are delivered to you herewith together with said trust deed) and to reconvey, without warranty, to the parties designated by the terms of said trust deed the estate now held by you under the same. Mail reconveyance and documents to _____

DATED: _____, 19____

Beneficiary

Do not lose or destroy this Trust Deed OR THE NOTE which it secures. Both must be delivered to the trustee for cancellation before reconveyance will be made

TRUST DEED

Grantor

Beneficiary

AFTER RECORDING RETURN TO

TR

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON

} ss.

County of Klamath

I certify that the within instrument was received for record on the 18th day of April, 19 79, at 11:04 o'clock A. M., and recorded in book 1179 on page 3529 or as file/reel number 65654, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title

By Penelope H. Hetch Deputy

Fee \$6.00