

Recording Requested by:

66315

STATE OF OREGON,  
County of Klamath

Filed for record at request of

Vol. 79

Page

3592

Wells Fargo Realty Services, Inc.

and When Recorded Mail to:

Ralph Ramirez  
1906 Pasadena Ave.  
Los Angeles, CA. 90036

Wells Fargo Realty Services

on this 27th day of April A.D. 19 79  
at 1:07 o'clock P M, and duly  
recorded in Vol. M79 of Deeds  
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Wm D. MILNE, County Clerk

By Ramona H. Hetch Deputy

Fee \$3.00

Fee

Space above this line for recorder's use

Mail tax statement to  
above until further  
notice.

Consideration \$990.00  
Affix I.R.S. \$ None in this space

## Bargain and Sale Deed

THIS DEED, dated April 18th, 1979, by Wells Fargo Realty Services, Inc.,  
as Trustee, under Trust No. 0108, a California corporation, hereinafter called "Grantor,"

to  
Ralph Ramirez, an unmarried man as his sole and separate property

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, State of Oregon.

Lot 18, Block 20 of OREGON PINES, as same 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 19 73, 1974 and 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, his 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 April 18, 1979

SS.

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 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)

Cynthia M. Quesada  
Notary Public in and for said County and State

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

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

0108-00958