

Recording Requested by:  
Wells Fargo Realty Services, Inc.

68154

STATE OF OREGON, )  
County of Klamath Vol. 79 Page 1264  
Filed for record at request of

and When Recorded Mail to:

38-18893  
Mr. and Mrs. Donald J. Fox  
557 Jalapa Drive  
Covina, Ca. 91724

Transamerica Title Co.  
on this 1st day of June A.D. 19 79  
at 11:33 o'clock A M, and duly  
recorded in Vol. 179 of Deeds  
Page 12643

Wm D. Milne, County Clerk

By Bernice H. Hirsch Deputy  
Space above this line for recorder's use

Until further notice mail tax  
statements to above.

Fee \$3.00  
none Consideration \$500 \$5800.00

Affix I.R.S. S. in this space

## Bargain and Sale Deed

THIS DEED, dated May 10, 19 79, by Wells Fargo Realty Services, Inc.  
A California Corporation as Trustee, hereinafter called "Grantor," to  
Donald J. Fox and Karen M. Fox, husband and wife  
under trust 7213

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 14 of Block 41 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 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 SS.  
On May 10, 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 Ass't. 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) [Signature]  
Notary Public in and for said County and State

Wells Fargo Realty Services, Inc.,  
a California Corporation as Trustee  
under trust 7213.  
By Norfleet J. Howell, Vice President  
By Marilyn J. McDuffie, Ass't. Secretary

