

Recording Requested by:  
Wells Fargo Realty Services, Inc.

68164

and When Recorded Mail to:

John Wertz  
13029 Herrick Ave.  
Sylmar, Ca. 91342

38-18861

STATE OF OREGON, Vol. 79 Page 12658  
County of Klamath  
Filed for record at request of

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. 1175 of Deeds  
12658

Wm D. MILNE, County Clerk

By Deputy

Space above this line for recorder's use

Until further notice mail  
tax statements to above.

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

Consideration \$7200.00

## Bargain and Sale Deed

THIS DEED, dated April 25, 19 79, by Wells Fargo Realty Services, Inc.  
A California Corporation as Trustee, hereinafter called "Grantor," to  
John C. Wertz, unmarried man

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, his heirs and assigns, all of the following described real property situated in the County of Klamath in the State of Oregon, to wit:

Lot 25 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 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, his 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 April 25, 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  
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 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)

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  
Marilyn J. McDuffie, Ass't. Secretary

