

Recording Requested by:
Wells Fargo Realty Services, Inc. 68174

and When Recorded Mail to:

Mr. & Mrs. Wilson Troutman
160 N. Saticoy Ave.
Ventura, Ca. 93003

STATE OF OREGON,) m 12673
County of Klamath Vol. 79 Page
Filed for record at request of

Transamerica Title Co.
on this 1st day of June A.D. 19 79
at 11:34 o'clock A M, and duly
recorded in Vol. 79 of Deeds
Page 12673

Wm D. MILNE, County Clerk

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

Fee \$3.00

Until further notice mail tax
statements to above.

Affix I.R.S. Stamp in this space

Consideration \$7200.00

Bargain and Sale Deed

THIS DEED, dated April 25, 19 79, by Wells Fargo Realty Services, Inc.
under Trust 7213
A California Corporation as Trustee, hereinafter called "Grantor," to
Wilson C. and S. Marie Troutman, husband and wife
TROUTMAN

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:

16 of Block 37 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.

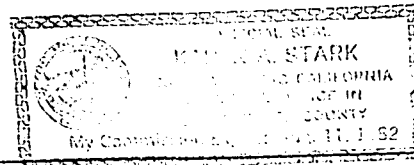
TO HAVE AND TO HOLD said real property hereinabove described and defined unto Grantee, their
heirs and assigns, forever.

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 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
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) Klaus G. Stark
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



7213-1265 TD