

Recording Requested by:

68189

Wells Fargo Realty Services, Inc.

and When Recorded Mail to:

Steven A. & Chin Y. Benefiel
4025 Inglewood Blvd. #3
Los Angeles, CA. 90066

Transamerica Title Co.

on this 1st day of June A.D. 1979
at 11:35 o'clock A.M. and duly
recorded in Vol. 1179 of Deeds
age 12694

W.D. MILNE, County Clerk

By Renee H. Hirsch Deputy

Fee \$3.00

Space above this line for recorder's use

Mail tax statement to above Consideration \$1,200.00.
until further notice. Affix I.R.S. § None in this space

Bargain and Sale Deed

THIS DEED, dated March 23, 1979, by Wells Fargo Realty Services, Inc.,
as Trustee, under Trust No. 0108, a California corporation, hereinafter called "Grantor,"

to Steven Allen Benefiel and Chin-Ying Benefiel, husband and wife

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, State of Oregon.

Lot 15, Block 32 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 1974-1975

(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., 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 } SS.

On March 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 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

Marilyn J. McDuffie,

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

0108-00957