

Recording Requested by:

Wells Fargo Realty Services, Inc.

68782

Vol. 1779 Page 13664

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record on request of

and When Recorded Mail to:

38-18786 day of JUNE A. D. 19 79 at 11:04 o'clock A. M., and

Mr. & Mrs. James M. Nelson, Sr.  
5719 Beauregard Way  
Orangevale, Ca. 95662

ly recorded in Vol. M 79, of DEEDS on Page 13664

FEE \$ 3.00

Wm D. MILNE, County Clerk

*Regueline J. Mettee*

Until further notice mail  
tax statements to above.

Space above this line for recorder's use

Affix I.R.S. S. none in this space Consideration \$6500.00

## 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  
James M. Nelson, Sr. and Cynthia S. Nelson, 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 in the State of Oregon, to wit:

Lot 1 of Block 43 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 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 April 25, 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 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)

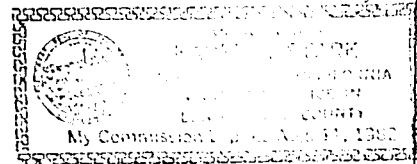
*Raven Q. Stacks*  
Notary Public in and for said County and State

Wells Fargo Realty Services, Inc.,

a California Corporation as Trustee  
under trust 7213.

By *Norfleet J. Howell*  
Norfleet J. Howell II, Vice President

*Marilyn J. McDuffie*  
Marilyn J. McDuffie, Ass't. Secretary



7213-1251 TD