

Recording Requested by:

68851

38-18394

Wells Fargo Realty Services, Inc.

and When Recorded Mail to:

Wells Fargo Realty Services, Inc.
572 E. Green St.
Pasadena, Ca. 91101
Attn: Karen Stark

STATE OF OREGON,
County of Klamath

Filed for record at request of

Vol. 79 Page 13771

Transamerica Title Co.

on this 12th day of June A.D. 1979
at 10:37 o'clock A.M. and duly
recorded in Vol. 170 of Deeds
page 13771

Wm D. MILNE, County Clerk

By Bernice Helst Deputy

\$3.00

Fee Space above this line for recorder's use

Until further notice mail tax Consideration 4500.00
statements to: Affix I.R.S. \$ None in this space

Mr. & Mrs. Frederick Ruggeri
PSC Box 3451
APO New York 09009

Bargain and Sale Deed

THIS DEED, dated April 6, 1979, by Wells Fargo Realty Services, Inc.,
as Trustee, under Trust No. 7213, a California corporation, hereinafter called "Grantor,"
to Frederick J. Ruggeri and Audree M. Ruggeri, husband and wife, as
tenants by the entirety.

hereinafter called "Grantee,"

WITNESSETH:

Grantor, for good and valuable consideration to it paid by Grantee, the receipt of which is hereby acknowl-
edged, 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 58 in Block 28, Oregon Shores Subdivision Unit No. 2, Tract 1113, in the
County of Klamath, State of Oregon, as shown on the map filed on December 9, 1977
in Volume 21, Page 20 in the office of the county recorder of said county.

SUBJECT TO: (1) Taxes for the fiscal year 1977-1978 and subsequent.

(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 here-
unto 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

On April 6, 1979 before me, the under-
signed, a Notary Public in and for said County and State, person-
ally 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 ex-
ecuted 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)

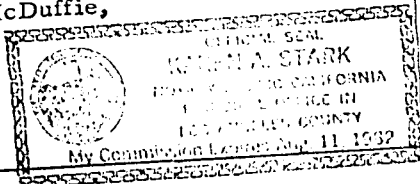
Karen A. Stark
Notary Public in and for said County and State

Wells Fargo Realty Services, Inc.,
as Trustee, under Trust No. 7213.

By Norfleet J. Howell Vice President

By Marilyn J. McDuffie Assistant Secretary

Marilyn J. McDuffie,



7213-00826 N & TD