

Recording Requested by:

69938

STATE OF OREGON

County of Klamath

Vol. 17

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15598

Wells Fargo Realty Services, Inc.

and When Recorded Mail to:

Charles and Doris Miller  
Road 1 Box 61  
Titusville, PA 16354

Wells Fargo Realty Services

on this 2nd day of July A.D. 1979  
at 11:54 o'clock A.M. and duly  
recorded in Vol. 179 of Deeds  
page 15598

Wm D. MILNE, County Clerk

By Bernice A. Hoch Deputy

Fee \$3.00

Mail Tax Statement to  
above until further  
notice

Consideration \$2,500.00  
Affix I.R.S. § None in this space

Space above this line for recorder's use

## Bargain and Sale Deed

THIS DEED, dated June 26, 1979, by Wells Fargo Realty Services, Inc.  
as Trustee, under Trust No. 0154, a California corporation, hereinafter called "Grantor,"  
to Charles W. Miller and Doris E. Miller, his wife

hereinafter called "Grantee,"

### W I T N E S S E T H :

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.

Lots 45-46, Block 5 of Sprague River Valley Acres, as per plat recorded in records of said County.

SUBJECT TO: (1) Taxes for the fiscal year 1969-1970 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 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

On June 26, 1979

SS.

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. 0154

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

0154-00202