

Recording Requested by:

69944

STATE OF OREGON,

County of Klamath

Vol. 79

Page 15605

Filed for record at request of

Wells Fargo Realty Services, Inc.

and When Recorded Mail to:

Johnnie L. & Elaine S. Stegner Jr.  
8753 Antonia Ave.  
Manassas, VA. 22110

Wells Fargo Realty Services

on this 2nd day of July, D. 19 79  
at 1:27 o'clock P M, and duly  
recorded in Vol. M79 of Needs  
page 15605

Wm D. MILNE, County Clerk

By Bernetha Whitcho Deputy

Fee \$3.00

Space above this line for recorder's use

Mail tax statement to  
above until further  
notice.

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

## Bargain and Sale Deed

THIS DEED, dated June 21st, 1979, by Wells Fargo Realty Services, Inc., as Trustee, under Trust No. 0154, a California corporation, hereinafter called "Grantor," to Johnnie L. Stegner, Jr. and Elaine S. Stegner, Husband and 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 and 46, Block 8 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 21, 1979

SS.

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,

Assistant known to me to be

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)

Karen A. Stark  
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

Marilyn J. McDuffie, Assistant Secretary



0154-00048