

Recording Requested by: **71284**  
Wells Fargo Realty Services, Inc.

STATE OF OREGON, )  
County of Klamath ) **17741**  
Filed for record at request of **Vol. 79 Page**

**Transamerica Title Co.**  
on this **26th** day of **July** A.D. 19 **79**  
at **10:34** o'clock **A** M, and duly  
recorded in Vol. **179** of **Deeds**  
Page **17741**

**Wm D. MILNE, County Clerk**

By **Bernard H. Hirsch** Deputy  
Space above this line for recorder's use

Fee **\$3.00**

and When Recorded Mail to:

**Fred W. Koehler, Jr.**  
**1362 Lance Drive**  
**Tustin, California 92680**

Until further notice mail  
tax statements to above.

Affix I.R.S. **none** in this space

Consideration **\$9800.00**

## Bargain and Sale Deed

THIS DEED, dated **june 12**, 19 **79**, by Wells Fargo Realty Services, Inc.  
under **Trust 7213**  
A California Corporation as Trustee, hereinafter called "Grantor," to  
**Fred W. Koehler, Jr., married man**

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, **his** heirs and assigns, all of the following described real property situated in the County of Klamath in the State of Oregon, to wit:

Lot **30** of Block **46** 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.  
Buyer shall commence construction of a **home** on this lot within 2 years of the recording of the Trust Deed. Said home is to be approved by the Oregon Shores Recreation Club Architecture Committee and be in accordance with the declaration of restrictions covering **Tract 1184**. If construction is not begun within 2 years of above date the **property** shall revert back to **Wells Fargo Realty Services, Inc.**

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, **his** 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 **June 12, 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) **Karen A. Stark**  
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**, Vice President

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

