

Recording Requested by: **71286**
Wells Fargo Realty Services, Inc.

STATE OF OREGON,)
County of Klamath) Vol. 79 Page 17744
Filed for record at request of 79

and When Recorded Mail to:

Fred Koehler, Jr.
1362 Lance Dr
Tustin, Ca. 92680

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. 1779 of Deeds
page 17744
Wm D. MILNE, County Clerk
By Bernice H. Dutsch Deputy
Space above this line for recorder's use

Until further notice mail
tax statements to above.

Fee \$ 3.00 Affix I.R.S. \$ none in this space Consideration \$ 9200.00

Bargain and Sale Deed

THIS DEED, dated June 12 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 31 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.

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.

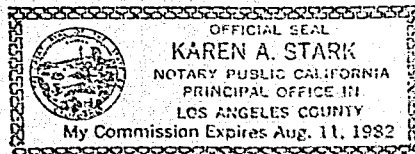
WITNESS my hand and official seal.

(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



xxxx 7213-1389 TD