

Recording Requested by: **71288**
Wells Fargo Realty Services, Inc.

STATE OF OREGON
(County of Klamath) Vol. 79 Page 17747
Filed for record at request of

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. 17747 of Deeds
page 17747

Wm D. MILNE, County Clerk

By Renee H. Holsich Deputy

\$3.00 Space above this line for recorder's use

and When Recorded Mail to:

Mr. & Mrs. Carl T. Tanaka
James Katsuda
1210 Lawrence Way
Oxnard, California 93030

Until further notice mail
tax statements to above.

Affix I.R.S. none in this space

Consideration \$5200.00

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
Carl T. Tanaka and June M. Tanaka, husband and wife, and James T. Katsuda,
single man, as tenants in common.

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

2 31
Lot 2 of Block 31 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: (i) 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 be-
longing 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., 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 under-
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 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 there-
in 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.

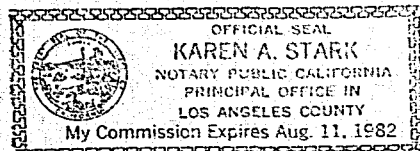
WITNESS my hand and official seal.

(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



7213-1388 TD

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