

Recording Requested by:
Wells Fargo Realty Services, Inc.

71580

County of Klamath)
Filed for record at request of Y8: 79 Page 18168

and When Recorded Mail to:

38-19648
Mr. and Mrs. James H. Phillips
P.O. Box 641
Lahaina, Hi 96761

Transamerica Title Co.
on this 31st day of July A.D. 19 79
at 11:04 o'clock A M, and duly
recorded in Vol. 1179 of Deeds
Page 18168

Wm D. MILNE, County Clerk

By Bernard H. Hetch Deputy
\$3.00

Fee Space above this line for recorder's use
Consideration \$5900.00

Until further notice mail
tax statements to above.

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

Bargain and Sale Deed

THIS DEED, dated June 25, 19 79, by Wells Fargo Realty Services, Inc.
A California Corporation as Trustee, hereinafter called "Grantor," to
James H. Phillips and Joanne K. Phillips, husband and wife, as tenants by
the entirety.

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:
Lot 14 of Block 34 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, 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

On June 25, 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 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



KAREN A. STARK
NOTARY PUBLIC CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires Aug. 11, 1982

7213-80457 TD