

Recording Requested by:

71816

STATE OF OREGON,
County of Klamath)

Filed for record at request of

Vol. 79

Page 18528

Wells Fargo Realty Services, Inc.

and When Recorded Mail to:

Ruby M. Dirkes

41564 Denise Street

Fremont, CA. 94538

Wells Fargo Realty Services

on this 3rd day of August, A.D. 19 79

at 1:30 o'clock P. M. and duly

recorded in Vol. M79 of Feeds

age 18528

Wm D. MILNE, County Clerk

By Bernard Chotoch 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 19th, 1979, by Wells Fargo Realty Services, Inc.
as Trustee, under Trust No. 0154, a California corporation, hereinafter called "Grantor,"
to Ruby M. Dirkes, a single woman

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, her heirs and assigns, all of the following described real property situated in the County of Klamath, State of Oregon.

Lots 3 and 4, Block 24, 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, her 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 19, 1979

} SS.

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 the Assistant 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.

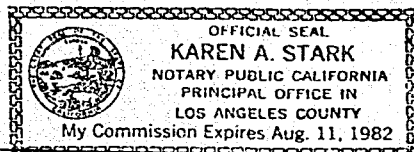
(Seal)

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

By Marilyn J. McDuffie, Assistant Secretary



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