

73191

Recording Requested by:
Wells Fargo Realty Services, Inc.

38-19794

County of Klamath) Vol. 1779 Page 20673
Filed for record at request of

and When Recorded Mail to:

Mr. Wayne Lee Mugartegui
98-099 Uao Place #3205
Aiea, HI 94701

Transamerica Title Co.
on this 30th day of August A.D. 19 79
at 10:30 o'clock A M, and duly
recorded in Vol. M79 of Deeds
page 20673
V. M. J. Miller, County Clerk
By *[Signature]* Deputy
\$3.50 Space above this line for recorder's use

Mail Tax Statement to above
until further notice

Consideration \$ 5,900.00

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

Bargain and Sale Deed

THIS DEED, dated July 30, 19 79, by Wells Fargo Realty Services, Inc.
A California Corporation as Trustee, hereinafter called Grantor, to Wayne Lee Mugartegui
a single 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 45 of Block 32 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.

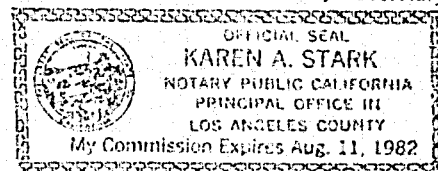
STATE OF CALIFORNIA
COUNTY OF Los Angeles SS.
On July 30, 1979 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Norfleet J. Howell, known to me to be the Vice President and Marilyn J. McDuffie known to me to be Assistant Secretary of the Corporation that 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)

Notary Public in and for said County and State

Wells Fargo Realty Services, Inc.,
a California Corporation as Trustee
under trust No. 7213
By *[Signature]* Norfleet J. Howell, Vice President
By *[Signature]* Marilyn J. McDuffie, Assistant Secretary



7213-80480