

80188

Recording Requested by:

Wells Fargo Realty Services, Inc.

and When Recorded Mail to:

Wells Fargo Realty Services, Inc.
 555 East Green Street
 Pasadena, California 91101

Att: Mary Gonzalez

STATE OF OREGON, Vol. 780 Page 2154
 County of Klamath
 Filed for record at request of

Wells Fargo Realty Services
 on this 5th day of February, D. 19 80
 at 10:27 o'clock A M, and duly
 recorded in Vol. M80 of Deeds
 Page 2154

Wm D. MILNE, County Clerk

By Bernetha Hetch Deputy

Fee \$3.50

FILL TAX STATEMENT TO

John E. Nist
 3240 Fillmore
 Eugene, Oregon
 97405

Consideration \$4,900.00
 Affix I.R.S. \$None in this space

Bargain and Sale Deed

THIS DEED, dated January 28, 1980, by Wells Fargo Realty Services, Inc., as Trustee, under Trust No. 7461, a California corporation, hereinafter called "Grantor," to John E. Nist 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, his heirs and assigns, all of the following described real property situated in the County of Klamath, State of Oregon

Lot 10, Block 10, Klamath Country, in the County of Klamath, State of Oregon as shown on Map filed in Book 20 Page 6 of Maps in the office of the County Recorder of said County.

SUBJECT TO: (1) Taxes for the fiscal year 1979-1980

(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., 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

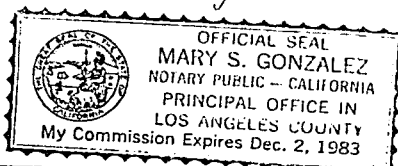
On January 28, 1980 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Norfleet J. Howell, known to me to be the Vice President, and Karen Y. Beaver known to me to be Assistant Secretary of the Corporation that executed the within Instrument, known to me 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) Mary S. Gonzalez
 Notary Public in and for said County and State

Wells Fargo Realty Services, Inc.,
 as Trustee, under Trust No. 7461

By Norfleet J. Howell
 Norfleet J. Howell Vice President

By Karen Y. Beaver
 Karen Y. Beaver Assistant Secretary



7461-00600

1980 FEB 5 AM 10 27