

80192

Recording Requested by:

Wells Fargo Realty Services, Inc.

and When Recorded Mail to:

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

Att: Mary Gonzalez

STATE OF OREGON,
County of Klamath)

Filed for record at request of

Vol. 750 Page 2160

Wells Fargo Realty Services
on this 5th day of February A.D. 19 80
at 10:27 o'clock A M, and duly
recorded in Vol. M80 of Deeds
page 2160
Wm D. MILKE, County Clerk
By Berntha Hetsch Deputy
Fee \$3.50

Mail Tax Statement TO:
John E. Nist
3240 Fillmore
Eugene, Oregon
97405

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

Space above this line for recorder's use

Bargain and Sale Deed

THIS DEED, dated January 28, 19 80, 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 24, Block 9, 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 19 79 - 19 80

(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

} 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 Karen Y. Beaver, 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.

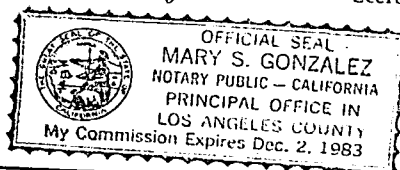
(Seal)

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



7461-00650

80 FEB 5 AM 10 27