

80196

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 Vol. 80 Page 2166
Filed for record at request of

Wells Fargo Realty
on this 5th day of February D. 19 80
at 10:27 o'clock A M, and duly
recorded in Vol. 80 of Deeds
page 2166
Wm. D. MILNE, County Clerk
By Bernard H. Hotsch Deputy
Fee \$3.50

Space above this line for recorder's use

Mail Tax Statement To. Consideration \$4,900.00
John E. Nist Affix I.R.S. \$None in this space
3240 Fillmore

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,"

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, State of Oregon

Lot 11 Block 1 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 } ss.
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. 7416
By Norfleet J. Howell Vice President
By Karen Y. Beaver Assistant Secretary



7461-00199

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