

Filed for record at request of

80330

Recording Requested by:

Wells Fargo Realty Services, Inc.

and When Recorded Mail to:

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

Att: Mary S. Gonzalez

Wells Fargo Realty Services  
on this 6th day of February, A.D. 19 80  
at 1:39 o'clock P. M. and duly  
recorded in Vol. M80 of Deeds  
Page 2392  
Wm D. MILNE, County Clerk  
By Bernice H. Howell Deputy  
Fee \$3.50

Space above this line for recorder's use

Mail Tax Statement to Consideration \$4,990.00  
Jim Wakeman  
1360 South Downing  
Apt. 2  
Seaside, Oregon 97138  
Affix I.R.S. \$None in this space

## Bargain and Sale Deed

THIS DEED, dated January 30, 1980, by Wells Fargo Realty Services, Inc.  
as Trustee, under Trust No. 7461, a California corporation, hereinafter called "Grantor,"  
to Jim Wakeman, AS SOLE OWNER

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 5, Block 6 of Klamath Country, 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 30, 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 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 Vice President  
By Karen Y. Beaver Assistant Secretary



7461-01760

'80 FEB 6 PM 1 39