

80373

38-21061

Recording Requested by:

Wells Fargo Realty Services, Inc.

STATE OF OREGON,
County of Klamath

Vol. 80

Page 2457

Filed for record at request of

Weansamerica Title Co.

on this 7th day of February A.D. 1980

at 11:30 o'clock A M, and duly

recorded in Vol. M80 of Deeds

page 2457

Wm D. MILLER, County Clerk

By Bernard J. Howell Deputy

Fee \$3.50

Space above this line for recorder's use

and When Recorded Mail to:

Wells Fargo Realty Services, Inc.

572 E. Green St.

Pasadena, Ca 91101

Attn: Maria Rodriguez

mail tax statement to

James And Anne Merrill

14819 Gotham St.

Sepulveda, Ca 91343

mail further notice

Consideration \$ 5,200.00

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

Bargain and Sale Deed

THIS DEED, dated January 22

19 80

by Wells Fargo Realty Services, Inc.

A California Corporation as Trustee, hereinafter called "Grantor," to

James Stephen Merrill II

and Anne M. Merrill, husband and wife

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, their heirs and assigns, all of the following described real property situated in the County of Klamath in the State of Oregon, to wit:

Lot 51 of Block 44 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 1979 and subsequent.

(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, their 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 January 22, 1980 before me, the under-

signed, a Notary Public in and for said County and State, personally

appeared Norfleet J. Howell, knownto me to be the Vice- President andKaren Y. Beaver known to me to beAssistant- 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.

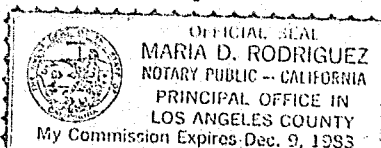
(Seal)

Notary Public in and for said County and State

Wells Fargo Realty Services, Inc.,

a California Corporation as Trustee

under trust 7213

By Norfleet J. Howell, Vice- PresidentBy Karen Y. Beaver Assistant- Secretary

7213- 01100