

Recording Requested by:

81334

74-958

STATE OF OREGON,
County of Klamath

Vol. 13

Page

3959

Filed for record at request of

Wells Fargo Realty Services, Inc.

and When Recorded Mail to:

Raymond E. and Mary F. Stearns
2221 Muldoon RD # 253
Anchorage, AK 99504

Transamerica Title Co.

on this 29th day of February D. 19 80

at 3:13 o'clock P M, and duly

recorded in Vol. M80 of Deeds

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Wm D. MILNE, County Clerk

By Bernetha A. Helich Deputy

Fee \$3.50

mail tax statement to Consideration \$ 2,000.00
above until further Affix I.R.S. \$ None in this space
notice

Bargain and Sale Deed

THIS DEED, dated February 23, 19, 19 80, by Wells Fargo Realty Services, Inc.,
as Trustee, under Trust No. 154, a California corporation, hereinafter called "Grantor,"
to Raymond E. Stearns and Mary F Stearns

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 acknowl-
edged, 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, State of Oregon.

Lot 35, Block 5, and Lot 7, Block 14 of Sprague River Valley Acres
as per Plat recorded in records of said County.

SUBJECT TO: (1) Taxes for the fiscal year 19 69 19 70 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., as Trustee, a
California

corporation, the Grantor herein, has caused its corporate name to be here-
unto 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 February 23, 1980 before me, the under-
signed, a Notary Public in and for said County and State, person-
ally 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 ex-
ecuted 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.

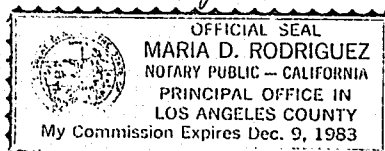
(Seal)

Maria D. Rodriguez
Notary Public in and for said County and State

Wells Fargo Realty Services, Inc.,
as Trustee, under Trust No. 154

By Norfleet J. Howell
Norfleet J. Howell, Vice- President

By Karen Y. Beaver
Karen Y. Beaver, Assistant Secretary



154-00269