

52580  
Recording Requested by:

Wells Fargo Realty Services, Inc.

and When Recorded Mail to:

Emanuel A. Moreau  
Doris E. Montgomery  
500 W. Caldwell  
Compton, CA 90220

STATE OF OREGON,  
County of Klamath ) Vol. 80 Page 5994  
Filed for record at request of

Wells Fargo Realty  
on this 1st day of April A.D. 19 80  
at 9:23 o'clock A M, and duly  
recorded in Vol. 180 of Deeds  
Page 5994  
Wm D. MILNE, County Clerk  
By Bonnie A. Hetch Deputy  
Fee \$2.50  
Space above this line for recorder's use

mail tax statement to Consideration \$ 1,300.00  
above until further Affix I.R.S. \$ None in this space  
notice

## Bargain and Sale Deed

THIS DEED, dated March 20, 19 80, by Wells Fargo Realty Services, Inc.,  
as Trustee, under Trust No. 108, a California corporation, hereinafter called "Grantor,"  
to Emanuel A. Moreau a single man and Doris E. Montgomery, a  
widowed with right of survivorship  
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, their heirs and assigns, all of the following described real property situated in the County of Klamath, State of Oregon.

Lot 71, Block 5, Oregon Pines, as same in shown on plat filed June 30, 1969 duly recorded in the office of the County Recorder of said County.

SUBJECT TO: (1) Taxes for the fiscal year 19 71 - 72 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 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 March 20, 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 Deborah Callej, 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.

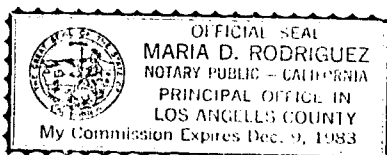
WITNESS my hand and official seal.

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

Wells Fargo Realty Services, Inc.,  
as Trustee, under Trust No. 108

By Norfleet J. Howell, Vice-President

By Deborah Callej, Assistant-Secretary



108-00371