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STATE OF OREGON,
County of KlamathVol. m
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5996

Filed for record at request of

Recording Requested by:

Wells Fargo Realty Services, Inc.

and When Recorded Mail to:

Timothy and Carol Richwine
9068 Westeria Way
Orangevale, CA 95662Wells Fargo Realty Services
on this 1st day of April A.D. 19 80
at 9-23 o'clock A M, and duly
recorded in Vol. 1130 of Deeds
Page 5996

Wm D. MILNE, County Clerk

By Deborah Callej Deputy

Fee \$3.50

Space above this line for recorder's use

mail tax statement to
above until further
noticeConsideration \$2,200.00
Affix I.R.S. \$ None in this space

Bargain and Sale Deed

THIS DEED, dated March 11, 19 80, by Wells Fargo Realty Services, Inc.,
as Trustee, under Trust No. 155, a California corporation, hereinafter called "Grantor,"
to Timothy Richwine and Carol Richwine

hereinafter called "Grantee,"

WITNESSETH:

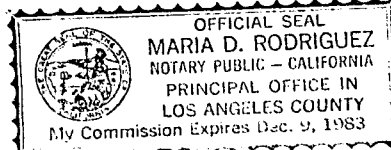
Grantor, for good and valuable consideration to it paid by Grantee, the receipt of which is hereby acknowl-
edged, does by these presents grant, bargain, sell and convey unto Grantee, their heirs and assigns, all of the
following described real property situated in the County of Klamath, State of Oregon.Lot 13, Block 24, Ferguson Pines, being a subdivision of the West $\frac{1}{2}$
of Section 5, Township 36 South, Range 13 East of the Willamette
Meridian.SUBJECT TO: (1) Taxes for the fiscal year 19 72 - 1973 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 } ss.
On March 11th, 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
Deborah Callej 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 StateWells Fargo Realty Services, Inc.,
as Trustee, under Trust No. 155.By Norfleet J. Howell PresidentBy Deborah Callej Vice-President

Deborah Callej, Assistant Secretary



155-00203

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ck
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