

53248

STATE OF OREGON, )  
County of Klamath ) Vol. 780 Page 7100  
Filed for record at request of

Recording Requested by:

Wells Fargo Realty Services, Inc.

and When Recorded Mail to:

Jay and Nancy Wainwright  
5501 Halison Street  
Torrance. CA 90503

Wells Fargo Realty Services

on this 16th day of April A.D. 19 80  
at 11:51 o'clock A M, and duly  
recorded in Vol. M80 of Deeds  
Page 7100

Wm D. MILNE, County Clerk

By Bernice A. Detoch Deputy

Fee \$3.50

Space above this line for recorder's use

mail tax statement to Consideration \$1,250.00  
above until further Affix I.R.S. \$ None in this space  
notice

## Bargain and Sale Deed

THIS DEED, dated April 10, 19 80, by Wells Fargo Realty Services, Inc.,  
as Trustee, under Trust No. 0154, a California corporation, hereinafter called "Grantor,"  
to Jay A. Wainwright and Nancy L. Wainwright, husband and wife

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 47, Block 5, Sprague River Valley Acres as per plat recorded in re  
records of said County.

SUBJECT TO: (1) Taxes for the fiscal year 1971-19 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  
Californiacorporation, 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

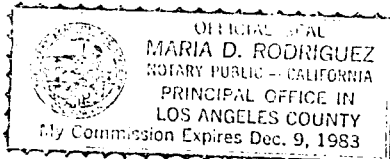
On April 10, 1980 before me, the under-

signed, a Notary Public in and for said County and State, person-  
ally appeared Norfleet J. Howellto me to be the Vice President, and  
Deborah Callei 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. 0154.By Norfleet J. Howell  
Norfleet J. Howell, Vice-PresidentBy Deborah Callei  
Deborah Callei, Assistant Secretary

0154-00402

80 APR 16 AM 11 51