

84055

Recording Requested by:

Wells Fargo Realty Services, Inc.

and When Recorded Mail to:

Charles F. Rippe &  
Norah B. Rippe  
6832 Homer  
Westminister, CA 92683

Wells Fargo Realty  
on this 7th day of May A.D. 19 80  
at 1:39 o'clock P. M. and duly  
recorded in Vol. M80 of Deeds  
page 8434  
Wm D. Miller, County Clerk  
By Berntha H. Hitch Deputy  
Fee \$3.50

Space above this line for recorder's use

MAIL TAX STATEMENT  
TO ABOVE

Consideration \$4,400.00  
Affix I.R.S. \$ None in this space

### Bargain and Sale Deed

THIS DEED, dated April 30, 19 80, by Wells Fargo Realty Services, Inc.  
as Trustee, under Trust No. 9091, a California corporation, hereinafter called "Grantor,"  
to Charles F. Rippe and Norah B. Rippe, husband and wife as Joint Tenants

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, State of Oregon

Lot 7, Block 7 of Latakomie Shores according to the duly recorded plat thereof on file in the official records of said County.

- SUBJECT TO: (1) Taxes for the fiscal year 19 70 - 19 71 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 April 30, 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 Callel known to me to be 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) Mary S. Gonzalez  
Notary Public in and for said County and State

Wells Fargo Realty Services, Inc.,  
as Trustee, under Trust No. 9091  
By Norfleet J. Howell Vice President  
By Deborah Callel Assistant Secretary

