

Recording Requested by:

TA-1188

Filed for record at request of

Wells Fargo Realty Services, Inc.

and When Recorded Mail to:

Charles P. Duran
1915 Bryce Rd
El Monte, CA 91732

Transamerica Title Co.

on this 29th day of September, D. 19 80at 3:49 o'clock P M, and dulyrecorded in Vol. 180 of DeedsPage 18674

Wm D. MILNE, County Clerk

By Bernetha H. Hetch Deputy

Fee \$3.50

Space above this line for recorder's use

mail tax statement to Consideration \$1,400.00
above until further Affix I.R.S. \$ None in this space
notice

Bargain and Sale Deed

THIS DEED, dated September 16, 19 80, by Wells Fargo Realty Services, Inc.,
as Trustee, under Trust No. 0108, a California corporation, hereinafter called "Grantor,"
to Charles P. Duran, unmarried sole and separate

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, his heirs and assigns, all of the following described real property situated in the County of Klamath, State of Oregon.Lot 11, Block 10, 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 80 - 19 81

(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, his 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 AngelesOn September 16, 1980 before me, the under-signed, a Notary Public in and for said County and State, personally appeared Norfleet J. Howell, knownto me to be the Vice President, andDeborah Callej known to me to beAssistant 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 StateWells Fargo Realty Services, Inc.,
as Trustee, under Trust No. 0108By Norfleet J. Howell, Vice-PresidentBy Deborah Callej, Assistant-Secretary