

and When Recorded Mail to:

Daniel R. Felan
Elmer L. Wilson
1900-1 River Ave.
Long Beach, CA 90810

mail tax statement to
above until further
notice

Consideration \$ 5,200.00
Affix I.R.S. \$ _____ in this space

Space above this line for recorder's use

Bargain and Sale Deed

THIS DEED, dated March 6th, 19 81, by Wells Fargo Realty Services, Inc.
A California Corporation as Trustee, hereinafter called "Grantor," to Daniel R. Felan a single
man and Elmer L. Wilson a single man as tenants in common

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 in the State of Oregon, to wit:

Lot 22 of Block 39 in Tract 1184—Oregon Shores—Unit 2—1st Addition as shown on the Map filed on November 8, 1978 in Volume 21, Page 29 of Maps in the office of the County Recorder of said County.

SUBJECT TO: (1) Taxes for the fiscal year 19 78 - 19 79 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., A California Corporation as Trustee, 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

On March 6th, 1981 SS.

signed, 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

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.

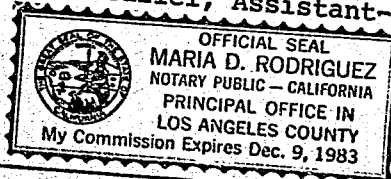
WITNESS my hand and official seal.

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

Wells Fargo Realty Services, Inc.,
a California Corporation as Trustee
under Trust 7213

By Norfleet J. Howell, Vice- President

By Deborah Callej, Assistant- Secretary



7213-80462

STATE OF OREGON; COUNTY OF KLAMATH: ss.

I hereby certify that the within instrument was received and filed for record on the
17th day of March, A.D., 19 81 at 10:29 o'clock A.M., and duly recorded in
Vol M81 of Deeds on page 4809.

Fee \$3.50

EVELYN BIEHN
COUNTY CLERK

By Deborah Callej Deputy