

98602
Recording Requested by:

Vol. M81 Page 7059

STATE OF OREGON,
County of Klamath
Filed for record at request of

Wells Fargo Realty Services, Inc.

and When Recorded Mail to:

Oliver S. Dean
18560 Burbank Blvd. # 10
Tarzana, CA 91356

on this 20th day of April A.D. 19 81
at 1:21 o'clock P M, and duly
recorded in Vol. M81 of Deeds
age 7059

EVELYN DIEHN, County Clerk

By Deborah Callej Deputy
Fee \$3.50

mail tax statement to
above until further
notice

Consideration \$1,500.00
Affix I.R.S. § None in this space

Bargain and Sale Deed

THIS DEED, dated April 3, 1981, by Wells Fargo Realty Services, Inc.
as Trustee, under Trust No. 0108, a California corporation, hereinafter called "Grantor,"
to Oliver S. Dean, an unmarried man

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, his heirs and assigns, all of the following described real property situated in the County of Klamath, State of Oregon.

Lot 16, Block 42 Oregon Pines, as same as 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 1971-1972 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, 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 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

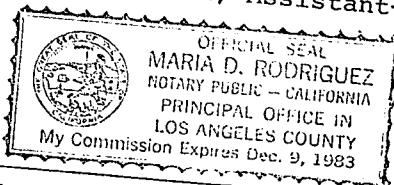
On April 3, 1981 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Norfleet J. Howell, known to me to be the Vice President, and Deborah Callej, known to me to be the Assistant Secretary of the Corporation that executed the within Instrument, known to me to be the persons who examined, and acknowledged to me that such Corporation executed 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.,
as Trustee, under Trust No. 0108

By Norfleet J. Howell
Norfleet J. Howell, Vice-President

By Deborah Callej
Deborah Callej, Assistant-Secretary



0108-00059