

20355

Recording Requested by:

Wells Fargo Realty Services, Inc.

TA - 25659

Vol. M83 Page 2151

and When Recorded Mail to:

Wells Fargo Realty Services, Inc.  
572 E. Green St.  
Pasadena, CA 91101  
Attn: Maria Rodriguez

mail tax statement to  
Steven Dale Richardson  
880 N. Hilldale  
Los Angeles, CA 90069  
until further notice

Consideration \$1,500.00  
Space above this line for recorder's use

Affix I.R.S. \$ none in this space

## Bargain and Sale Deed

THIS DEED, dated January 28th 83

A California Corporation as Trustee, hereinafter called "Grantor," to Steven Dale Richardson, by Wells Fargo Realty Services, Inc.  
a single man under Trust 7213

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 in the State of Oregon, to wit:

Lot 19 of Block 49 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 82 - 19 83

(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., 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 January 28, 1983 SS.

signed, a Notary Public in and for said County and State, personally appeared Russell J. Campbell personally known to me to be the Vice President and personally known to me to be

Kathleen A. Mavilia 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 there-

in 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.

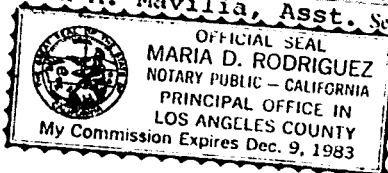
WITNESS my hand and official seal.

(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 Russell J. Campbell  
Russell J. Campbell Vice President

By Kathleen A. Mavilia  
Kathleen A. Mavilia, Asst. Secretary



STATE OF OREGON; COUNTY OF KLAMATH; ss  
I hereby certify that the within instrument was received and filed for record on the 9th day of February A.D., 19 83 at 3:44 o'clock P M and duly recorded in Vol M83, of Deeds on page 2151

E \$4.00

EVELYN BLEHN COUNTY CLERK  
by Joyce M. Brown Deputy