

TA-38-26251

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Recording Requested by:
Wells Fargo Realty Services, Inc.
25248

and When Recorded Mail to:
r. Joh J. Cohen
P.O. Box 2516
San Fernando, Ca. 91343

Mail Tax Statements to ABOVE
Consideration \$7,800.00
Affix I.R.S. \$ none in this space

Space above this line for recorder's use

Bargain and Sale Deed

THIS DEED, dated June 24, 1983, by Wells Fargo Realty Services, Inc.
A California Corporation as Trustee, hereinafter called "Grantor," to JON J. COHEN, 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 in the State of Oregon, to wit:

Lot 7 of Block 34 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 79 19 80 and subsequent years
(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.

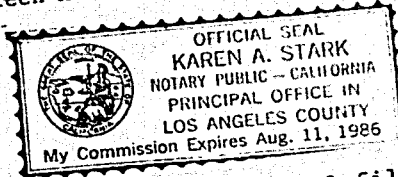
IN WITNESS WHEREOF, said Wells Fargo Realty Services, Inc., A California Corporation as Trustee, the Grantor herein, has caused its corporate name to be hereunto subscribed and its corporate seal to be hereto affixed by its proper officers thereunto duly authorized, as of the date first above written.

STATE OF CALIFORNIA
COUNTY OF Los Angeles SS.
On June 24, 1983 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Christopher D. Jones personally known to me to be the Vice President and Kathleen A. Mavilia personally known to me to be the 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) Karen A. Stark
Notary Public in and for said County and State

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

By Christopher D. Jones Vice President
By Kathleen A. Mavilia Assistant Secretary



STATE OF OREGON: COUNTY OF KLAMATH :ss
I hereby certify that the within instrument was received and filed for record on the 30th day of June A.D., 1983 at 3:32 o'clock P. M. and duly recorded in Vol M83, of Deeds on page 10337.

EVELYN BIEHN COUNTY CLERK
by [Signature] Deputy

Fee \$ 4.00