

Recording Requested by: **66247**

STATE OF OREGON,
County of Klamath ss.

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and When Recorded Mail to:
Mrs. Marvella Carmichael
c/o Lexicon Music, Inc.
Post Office Box 936
Newbury Park, California 91320

Filed for record at request of:

on this 23rd day of Sept. A.D., 19 86
at 8:43 o'clock A M. and duly recorded
in Vol. M86 of Deeds Page 17117
Evelyn Biehn, County Clerk
By [Signature] Deputy.

PLEASE MAIL TAX STATEMENT
TO: Address shown above

Consideration Fee, \$10.00
Affix I.R.S. \$ -0- in this space

Bargain and Sale Deed

THIS DEED, dated June 30, 1986, by FN Realty Services, Inc., fka Wells Fargo Realty Services, Inc., Trustee under Trust 0155 corporation, hereinafter called "Grantor," to Ralph Carmichael & Marvella Carmichael, as co Trustee of the Carmichael Family Trust, under document of Trust dated 2-28-78 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, their heirs and assigns, all of the following described real property situated in the County of Klamath, State of Oregon

Lot 6, Block 15, Tract No. 1010, First Addition to Ferguson Mountain Pines, in the County of Klamath, State of Oregon

SUBJECT TO: (1) Taxes for the fiscal year 1986-1987
(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 FN Realty Services, Inc., fka Wells Fargo Realty Services, Inc. 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 } SS.

On June 30, 1986

before me, the undersigned, a Notary Public in and for said County and State, personally appeared Christopher D. Jones, known to me to be the Vice President, and Deborah C. Callei Asst. 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) [Signature] B. Shelton
Notary Public in and for said County and State

FN Realty Services, Inc. fka Wells Fargo Realty Services, Inc.

By [Signature] Christopher D. Jones Vice President

By [Signature] Deborah C. Callei Asst. Secretary

