

12962

24792

Recording Requested by:

Wells Fargo Realty Services, Inc.

Vol. 76 Page 6092

and When Recorded Mail to:

Mr. and Mrs. Richard L. Somes
11000 Monogram Ave.
Granada Hills, Ca. 91344

Until further notice mail
tax statements to the
above.

Consideration \$1000.00

Ass: I.R.S. \$ none in this space

Space above this line for recorder's use

Bargain and Sale Deed

THIS DEED, dated April 22, 1976, by Wells Fargo Realty Services, Inc., a California Corporation, as Trustee, who acquired title as Grayco Land Escrow, Ltd., as Trustee, a California corporation, hereinafter called "Grantor,"

to Richard L. Somes and Ann L. Somes, husband and wife

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, State of Oregon.

Lot 18, Block 20 of SPRAGUE RIVER VALLEY ACRES, as per plat recorded in records of said county.

SUBJECT TO: (1) Taxes for the fiscal year 1969-1970 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, who acquired title as Grayco Land Escrow, Ltd., 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.

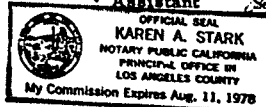
STATE OF CALIFORNIA

COUNTY OF Los Angeles } ss.

On April 22, 1976, 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 Betty M. Georgino, 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) *[Signature]*
Notary Public in and for said County and State

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

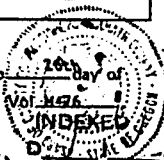
By *[Signature]* Vice PresidentBy *[Signature]* Assistant Secretary

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 26th day of April A.D., 1976 at 2:15 o'clock P.M., and duly recorded in Vol. 76 of the Dead on Page 6092.

FEE \$3.00

WM. D. MILNE, County Clerk

By *[Signature]* Deputy

76 APR 26 PM 2 15

PRELIMINARY CHANGE OF OWNERSHIP REPORT

24793

[To be completed by transferee (buyer) prior to transfer of subject property in accordance with Section 480.3 of the Revenue and Taxation Code.] A Preliminary Change of Ownership Report must be filed with each conveyance in the County Recorder's office for the county where the property is located; this particular form may be used in all 58 counties of California.

ASSESSOR'S
PARCEL NO.(S): 31806 R355519

THIS REPORT IS NOT A PUBLIC DOCUMENT

SELLER/TRANSFEROR: Ann L. Somes

BUYER/TRANSFeree: Ann L. Somes

PROPERTY ADDRESS OR LOCATION: Klamath, Oregon

MAIL TAX INFORMATION TO: Name: Ann L. Somes

Address: 11000 Monogram Avenue

Granada Hills, Calif. 91344

FOR RECORDER'S USE ONLY

NOTICE: A lien for property taxes applies to your property on March 1 of each year for the taxes owing in the following fiscal year, July 1 through June 30. One-half of these taxes is due November 1, and one-half is due February 1. The first installment becomes delinquent on December 10, and the second installment becomes delinquent on April 10. One tax bill is mailed before November 1 to the owner of record. IF THIS TRANSFER OCCURS AFTER MARCH 1 AND ON OR BEFORE DECEMBER 31, YOU MAY BE RESPONSIBLE FOR THE SECOND INSTALLMENT OF TAXES DUE FEBRUARY 1.

The property which you acquired may be subject to a supplemental assessment in an amount to be determined by the San Luis Obispo County Assessor. For further information on your supplemental roll obligation, please call the San Luis Obispo County Assessor at (805) 549-5643.

PART 1: TRANSFER INFORMATION

Please answer all questions

- YES NO
X
- A. Is this transfer solely between husband and wife (Addition of a spouse, death of a spouse, divorce settlement, etc.)?
 - X B. Is this transaction only a correction of the name(s) of the person(s) holding title to the property (For example, a name change upon marriage)?
 - X C. Is this document recorded to create, terminate, or reconvey a lender's interest in the property?
 - X D. Is this transaction recorded only to create, terminate, or reconvey a security interest (e.g. cosigner)?
 - X E. Is this document recorded to substitute a trustee under a deed of trust, mortgage, or other similar document?
 - X F. Did this transfer result in the creation of a joint tenancy in which the seller (transferor) remains as one of the joint tenants?
 - X G. Does this transfer return property to the person who created the joint tenancy (original transferor)?
 - H. Is this transfer of property:
 - X 1. to a trust for the benefit of the grantor, or grantor's spouse?
 - X 2. to a trust revocable by the transferor?
 - X 3. to a trust from which the property reverts to the grantor within 12 years?
 - X I. If this property is subject to a lease, is the remaining lease term 35 years or more including written options?
 - X J. Is this a transfer from parents to children or from children to parents?
 - X K. Is this transaction to replace a principal residence by a person 55 years of age or older?
 - X L. Is this transaction to replace a principal residence by a person who is severely disabled as defined by Revenue and Code Section 69.5?

If you checked yes to J, K, L, an applicable claim form must be filed with the County Assessor.

Please provide any other information that would help the Assessor to understand the nature of the transfer.

IF YOU HAVE ANSWERED "YES" TO ANY OF THE ABOVE QUESTIONS EXCEPT J, K, OR L, PLEASE SIGN AND DATE, OTHERWISE COMPLETE BALANCE OF THE FORM.

PART II: OTHER TRANSFER INFORMATION

- A. Date of transfer if other than recording date _____
 - B. Type of transfer. Please check appropriate box.
 - ☐ Purchase ☐ Foreclosure ☐ Gift ☐ Trade or Exchange ☐ Merger, Stock, or Partnership Acquisition
 - ☐ Contract of Sale — Date of Contract _____
 - ☐ Inheritance — Date of Death _____
 - ☐ Creation of Lease ☐ Assignment of a Lease ☐ Other: Please explain: _____
 - ☐ Termination of a Lease
 - Date lease began _____
 - Original term in years (including written options) _____
 - Remaining term in years (including written options) _____
 - C. Was only a partial interest in the property transferred? ☐ Yes ☐ No
- If yes, indicate the percentage transferred _____ %.

PRELIMINARY CHANGE OF OWNERSHIP REPORT

24794

Please answer, to the best of your knowledge, all applicable questions, sign and date. If a question does not apply, indicate with "N/A."

PART III: PURCHASE PRICE AND TERMS OF SALE (Not Applicable)

A. CASH DOWN PAYMENT OR Value of Trade or Exchange (excluding closing costs)

Amount \$ _____

B. FIRST DEED OF TRUST @ _____

% interest for _____

years. Pymts./Mo. = \$ _____

(Prin. & Int. only)

Amount \$ _____

- ☐ FHA
☐ Conventional
☐ VA
☐ Cal-Vet

- ☐ Fixed Rate
☐ Variable Rate
☐ All inclusive D.T. (\$ _____ Wrapped)
☐ Loan Carried by Seller
☐ No

- ☐ New Loan
☐ Assumed Existing Loan Balance
☐ Bank or Savings & Loan
☐ Finance Company

Balloon Payment ☐ Yes

Due Date _____

Amount \$ _____

C. SECOND DEED OF TRUST @ _____

% interest for _____

years. Pymts./Mo. = \$ _____

(Prin. & Int. only)

Amount \$ _____

- ☐ Bank or Savings & Loan
☐ Loan Carried by Seller

- ☐ Fixed Rate
☐ Variable Rate
☐ No

- ☐ New Loan
☐ Assumed Existing Loan Balance

Balloon Payment ☐ Yes

Due Date _____

Amount \$ _____

D. OTHER FINANCING: Is other financing involved not covered in (b) or (c) above?

☐ Yes ☐ No

Amount \$ _____

Type _____ @ _____ % interest for _____

years. Pymts./Mo. = \$ _____

(Prin. & Int. only)

- ☐ Bank or Savings & Loan
☐ Loan Carried by Seller

- ☐ Fixed Rate
☐ Variable Rate
☐ No

- ☐ New Loan
☐ Assumed Existing Loan Balance

Balloon Payment ☐ Yes

Due Date _____

Amount \$ _____

E. IMPROVEMENT BOND ☐ Yes☐ No

Outstanding Balance: Amount \$ _____

F. TOTAL PURCHASE PRICE (or acquisition price, if traded or exchanged, include real estate commission if paid.)

Total Items A through E

\$ _____

G. PROPERTY PURCHASED ☐ Through a broker ☐ Direct from seller ☐ Other (explain) _____

If purchased through a broker, provide broker's name and phone number: _____

Please explain any special terms or financing and any other information that would help the Assessor understand the purchase price and terms of sale.

PART IV: PROPERTY INFORMATION

(Not Applicable)

A. IS PERSONAL PROPERTY INCLUDED IN PURCHASE PRICE.

(other than a mobilehome subject to local property tax?) ☐ Yes ☐ No

If yes, enter the value of the personal property included in the purchase price \$ _____ (Attach itemized list of personal property)

B. IS THIS PROPERTY INTENDED AS YOUR PRINCIPAL RESIDENCE?

☐ Yes ☐ No

If yes, enter date of occupancy _____ MONTH / _____ DAY, 19 _____ or intended occupancy _____ MONTH / _____ DAY, 19 _____

C. TYPE OF PROPERTY TRANSFERRED:

☐ Single-family residence☐ Multiple family residence (no. of units: _____)☐ Commercial/Industrial☐ Other (Description: _____)☐ Agricultural☐ Co-op/Own-your-own☐ Condominium☐ Timeshare☐ Mobilehome☐ Unimproved lot

D. DOES THE PROPERTY PRODUCE INCOME?

☐ Yes☐ No

E. IF THE ANSWER TO QUESTION D IS YES, IS THE INCOME FROM:

☐ Lease/Rent ☐ Contract ☐ Mineral Rights ☐ Other — Explain: _____

F. WHAT WAS THE CONDITION OF PROPERTY AT THE TIME OF SALE?

☐ Good ☐ Average ☐ Fair ☐ Poor

Enter here, or on an attached sheet, any other information that would assist the Assessor in determining the value of the property such as the physical condition of the property, restrictions, etc.

I certify that the foregoing is true, correct and complete to the best of my knowledge and belief.

Signed

NEW OWNER/CORPORATE OFFICER

Date

Nov 14, 95

Please Print Name of New Owner/Corporate Officer

X ANN LOUISE SOMES

Phone Number where you are available from 8:00 a.m. — 5:00 p.m.

918-363-2767

(NOTE: The Assessor may contact you for further information)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Ann L. Somes

of August A.D., 19 96 at 9:33 o'clock the 13th day

of Deeds on Page 24790

Bernetha G Letsch, County Clerk

By

FEE \$30.00