

99887

WARRANTY DEED

Vol. 15 Page 3626

KNOW ALL MEN BY THESE PRESENTS, That WELLS & SON, a co-partnership consisting of EMIL B. WELLS and DEAN WELLS,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EMIL B. WELLS and HALCYON E. WELLS, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

All of Lot 4, containing 41.14 acres, more or less, and the West 33.86 acres, more or less of Lot 3 in Section 3, Township 40 South, Range 11 E.W.M., EXCEPTING THEREFROM that portion thereof conveyed by John Fischer to United States of America, recorded on page 20 of Volume 39, Deed Records of Klamath County, Oregon. Said premises in Lot 3 being limited on the East by the West line of premises described in deed from Jacob Bartnick, et ux, to H.M. Tucker and Phyllis Tucker, husband and wife, recorded December 9, 1949 in Book 235 at page 463, Deed Records of Klamath County, Oregon.

SUBJECT TO: Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements and water and irrigation rights in connection therewith; all contracts, water rights, proceedings, (continued on reverse)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as above set forth

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 10.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 1st day of April, 1975; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

April 1, 1975.

Personally appeared the above named EMIL B. WELLS & DEAN WELLS, co-partners dba WELLS & SON, a co-partnership

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires (12-6-77)

STATE OF OREGON, County of ) ss.

Personally appeared, 19

and who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Wells &amp; Son, a co-partnership

GRANTOR'S NAME AND ADDRESS

Emil B. Wells &amp; Halcyon E. Wells

GRANTEE'S NAME AND ADDRESS

After recording return to:

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Emil B. Wells & Halcyon E. Wells  
Route 2, Box 771 m  
Klamath Falls, Oregon  
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of ) ss.

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book on page or as file/reel number.

Record of Deeds of said county. Witness my hand and seal of County affixed.

Recording Officer

By

Deputy

SUBJECT TO: (continued)

taxes and assessments relating to the Klamath Basin Improvement District, and all rights of way for roads, ditches, canals and conduits, if any there may be; rights of the public in and to that portion of the above described premises lying within the limits of roads and highways; MORTGAGE, including the terms and provisions thereof, dated December 20, 1963, recorded January 6, 1964, in Volume 221, Mortgages, on page 201, Klamath County, Oregon, executed by Wells & Son, a co-partnership consisting of Emil B. Wells, Halcyon E. Wells, Dean Wells and Geraldine Wells; and Emil B. Wells and Halcyon E. Wells, husband and wife, and Dean Wells and Geraldine Wells, husband and wife, to The Travelers Insurance Company, a Connecticut corporation.

STATE OF OREGON; COUNTY OF KLAMATH, ss.

Filed for record at request of P K PUCKETT ATTY

this 3rd day of APRIL A. D. 19 75 at 4:00 o'clock P. M., and  
duly recorded in Vol. M 75, of DEEDS on Page 3626

FEE \$ 4.00

W. D. MILNE, County Clerk

By Kazif Dragul