

99444

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 2 in Section 3, Twp. 40 S., R. 11, E.W.M., and 7.24 acres off the East side of Lot 3 of Section 3, Twp. 40 S., R. 11, E.W.M., containing 48.3 acres, more or less.

Lot 7 and Lot 10 of Section 3, Twp. 40 S., R. 11 E.W.M., containing 80 acres, more or less, less approximately 3 acres for ditches.

SUBJECT TO: All future real property taxes & assessments; acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; rights of the public in and to that portion of the above described premises lying within the limits of roads and highways; liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, and water and irrigations rights in connection therewith; Mortgage dated 12/20/63, recorded 1/6/64 in Vol. 221, page 201, records of Klamath County, Oregon, in favor of The Travelers Insurance Company.

(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

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 the whole 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, } ss.
County of **Klamath**
April 1, 1975.

Personally appeared the above named **Emil B. Wells & Dean Wells, copartners dba Wells & Son, a co-partnership**

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

Before me: **[Signature]**
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires **9-26-77**

STATE OF OREGON, County of _____, 19____ ss.
Personally appeared _____, 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 & Son, a co-partnership

GRANTOR'S NAME AND ADDRESS
Emil B. Wells & 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

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.

County of **KLAMATH**
I certify that the within instrument was received for record on the **3rd** day of **APRIL**, 19**75**, at **4:00** o'clock P. M., and recorded in book **M. 75** on page **3628** or as file/reel number **99444**, Record of Deeds of said county.

Witness my hand and seal of County affixed.

FEE \$ 2.00

WM. D. MILNE Recording Officer
By **[Signature]** Deputy