

99446

KNOW ALL MEN BY THESE PRESENTS, That EMIL B. WELLS and HALCYON E. WELLS, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DEAN WELLS and GERALDINE 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:

An undivided one-half interest in and to:

Lots 7, 10, 15 and 16, Section 4, Township 40 South, Range 11, E.W.M.

Lots 13, 14, 19 and 20, Section 3, Township 40 South, Range 11, E.W.M.

SUBJECT TO: All future real property taxes and assessments; reservations, restrictions, easements and rights of way of record, and those apparent on the land; Mortgage 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, which said mortgage Grantees herein assume and agree to pay.

(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 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 18 day of February, 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

February 18, 1975

Personally appeared the above named EMIL B. WELLS and HALCYON E. WELLS, husband and wife,

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 12-26-77

STATE OF OREGON, County of ) ss. 1975

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:

Emil B. & Halcyon E. Wells

GRANTOR'S NAME AND ADDRESS

Dean Wells & Geraldine Wells

GRANTEE'S NAME AND ADDRESS

After recording return to:

Same

NAME, ADDRESS, ZIP

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

Dean Wells & Geraldine Wells  
Route 2, Box 771 P

Klamath Falls, Oregon

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 3rd day of APRIL, 1975, at 4:00 o'clock P. M., and recorded in book M 75 on page 3630 or as file/reel number 99446. Record of Deeds of said county. Witness my hand and seal of County affixed.

WM. D. MILNE

By Hazel Dragel Deputy Recording Officer

FEE \$ 2.00

APR 9 1975