

1-1-74

19481

WARRANTY DEED

Vol. M76

15132



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 WARREN WEAST and  
BEVERLY WEAST, 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 ap-  
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The SE 1/4 SE 1/4 and that portion of the NE 1/4 SE 1/4 lying South-  
westerly of Poe Valley Market Road in Section 29, Township 39 South,  
Range 11 1/2 E.W.M., Klamath County, Oregon.

SUBJECT TO: All future real property taxes and assessments; regulations,  
including levies, assessments, water and irrigation rights and easements  
for ditches and canals, of Klamath Basin Improvement District; terms and  
provisions of that certain instrument recorded 7/24/70 in Volume M-70 at  
page 6187 as "Notice to persons intending to Plat Lands within the Klamath  
Basin Improvement District"; rights of the public in and to that portion  
of the above described premises lying within the limits of public roads  
and highways; reservations, restrictions, easements and rights of way of  
record, and those apparent on the land.

(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 \$50,000.00  
However, the actual consideration consists of or includes other property or value given or promised, which is  
the whole consideration (Indicate which of the following is the whole consideration: 1. Cash 2. Other property 3. Other value 4. Other promise 5. Other consideration)

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 30 day of June, 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 ss.  
June 30, 19 75

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

and acknowledged the foregoing instru-  
ment to be their voluntary act and deed.

Before me:  
(OFFICIAL SEAL) [Signature]

Notary Public for Oregon

My commission expires 9-26-77

STATE OF OREGON, County of \_\_\_\_\_ ss.

\_\_\_\_\_, 19\_\_\_\_

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 be-

half 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. Wells & Halcyon E. Wells  
Route 2, Box 771- S. Poe Valley Rd  
Klamath Falls, Oregon  
GRANTOR'S NAME AND ADDRESS

Warren & Beverly Weast  
Rte 2, Box 737 F  
Klamath Falls, Oregon  
GRANTEE'S NAME AND ADDRESS

After recording return for

Same as below

NAME, ADDRESS, ZIP

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

Warren & Beverly Weast  
Rte 2, Box 737-F  
Klamath Falls, Oregon  
NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of Klamath ss.

I certify that the within instru-

ment was received for record on the

27 day of Sept, 1976,at 10:24 o'clock A.M., and recordedin book M. 76 on page 15132 or asfile/reel number 19481,

Record of Deeds of said county.

Witness my hand and seal of

County affixed.

Wm D Milne

Recording Officer

Deputy

3-00