

1-1-74

38-16843-D

WARRANTY DEED

Vol. 1178 Page 27643

KNOW ALL MEN BY THESE PRESENTS, That HARLEY W. CUMBIE and CATHERINE L. CUMBIE, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CLARENCE ROBERT WELLS, 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:

The S 1/2 S 1/2 S 1/2 W 1/2 NW 1/4 of Section 27, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

(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 stated, & liens, assessments, rules & regulations for irrigation, drainage & sewage, & reservations, restrictions, easements & rights of way of record & those apparent on the land, 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 \$ 5,000.00 . 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 7 day of December, 1978; if a corporate grantor, it has caused its name to be signed and sealed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

*Harley W. Cumbie*  
HARLEY W. CUMBIE

*Catherine L. Cumbie*  
CATHERINE L. CUMBIE

STATE OF OREGON, }  
County of Klamath } ss.  
December 7, 1978.

STATE OF OREGON, County of \_\_\_\_\_ ) 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 \_\_\_\_\_

Personally appeared the above named  
HARLEY W. CUMBIE and CATHERINE  
L. CUMBIE

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

Before me: DONNA K. RICK  
NOTARY PUBLIC-OREGON

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires:

Before me: \_\_\_\_\_

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires:

HARLEY W. CUMBIE & CATHERINE L. CUMBIE

GRANTOR'S NAME AND ADDRESS

CLARENCE ROBERT WELLS

GRANTEE'S NAME AND ADDRESS

After recording return to:

CLARENCE ROBERT WELLS TA donna

NAME, ADDRESS, ZIP

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

CLARENCE ROBERT WELLS

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 8th day of December, 1978, at 10:38 o'clock A.M., and recorded in book 1178 on page 27643 or as file/reel number 59513, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By Jacqueline M. Milne, Recording Officer, Deputy

Fee \$3.00