

38-14704-m

62929 WARRANTY DEED

Vol. m79 Page 4065

KNOW ALL MEN BY THESE PRESENTS, That CLARENCE R. WELLS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD A. WELLS 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:

Lot 7 in Block 9 of FIRST ADDITION TO THE CITY OF CHILOQUIN, 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 City liens, if any, due the City of Chiloquin

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 \$2,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 22nd day of February, 1979; 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.

Clarence R Wells

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

February 22

ss. 19 79

Personally appeared the above named

Clarence R. Wells

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 3-22-81

STATE OF OREGON, County of ss.

Personally appeared

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:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

T/A - Attn: South Sixth St. Office

NAME, ADDRESS, ZIP

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

Mr. Richard A. Wells  
Box 249, Bellflower, Calif. 90706

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 23rd day of February, 1979, at 10:34 o'clock A.M., and recorded in book N79 on page 4065 or as file/reel number 62930, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer  
By Berntha Shetch Deputy

Fee \$3.00