

63154

WARRANTY DEED

Vol. 779 Page 4468

KNOW ALL MEN BY THESE PRESENTS, That Clarence R. Wells

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Clarence R. and Charmaine 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:

The Northwesterly 1/2 of Lot 4, Block 9 of WEST CHILOQUIN, in the City of Chiloquin, County of Klamath, State of Oregon.

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

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. and that The true and actual consideration paid for this transfer, stated in terms of dollars, is \$1000.00 and affection. 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 28 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.

(If executed by a corporation, affix corporate seal)

Clarence R. Wells

STATE OF OREGON,

County of Klamath } ss.
February 28, 1979

Personally appeared the above named Clarence R. Wells and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: C. Patte
Notary Public for Oregon
My commission expires:

STATE OF OREGON, County of _____) ss.

Personally appeared _____

and 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 _____

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.

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Clarence R. Wells

PO Box 511

Chiloquin OR 97624

GRANTOR'S NAME AND ADDRESS

Clarence R. and Charmaine Wells

PO Box 511

Chiloquin OR 97624

GRANTEE'S NAME AND ADDRESS

After recording return to:

Clarence R. and Charmaine Wells

PO Box 511

Chiloquin OR 97624

NAME, ADDRESS, ZIP

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

Clarence R. and Charmaine Wells

PO Box 511

Chiloquin OR 97624

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 28th day of February, 1979, at 3:02 o'clock P.M., and recorded in book M79 on page 4468 or as file/reel number 63154

Record of Deeds of said county. Witness my hand and seal of County affixed.

Wm. D. Milne

By Bernice Phelps Deputy Recording Officer

Fee \$3.00

79 FEB 28 PM 3 02