

63246

WARRANTY DEED



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

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WELCO INDUSTRIES, INC., a corporation, 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:

Lot 13, Block 9, FIRST ADDITION TO CHILOQUIN, in the County of Klamath, State of Oregon, TOGETHER WITH the Westerly 100 feet of the vacated alley lying between Lots 2 and 3 on the Northeasterly side thereof and Lot 13 on the Southwesterly side thereof in said Block 9; ALSO Lots 14 and 14A of the re-subdivision of Lots 14, 15, and 16, Block 9 First Addition to Chiloquin.

(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 \$ 4,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration indicated herein. (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 6th day of September, 1978; 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 } ss.
September 6, 1978

Personally appeared the above named
CLARENCE R. WELLS

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

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires: 3-22-81

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 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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

CLARENCE R. WELLS

GRANTOR'S NAME AND ADDRESS

WELCO INDUSTRIES, INC., a corp.

GRANTEE'S NAME AND ADDRESS

After recording return to:
WELCO INDUSTRIES, INC., a corp.

P.O. Box 382
Paramount, Calif. 90723
NAME, ADDRESS, ZIP

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

WELCO INDUSTRIES, INC., a corp.

P.O. Box 382
Paramount, Calif. 90723
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 1st day of March, 1979, at 3:40 o'clock P.M., and recorded in book M79 on page 4597 or as file/reel number 63246.

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

Wm. D. Milne

Recording Officer
By: _____ Deputy

Fee \$3.00