

72207

JOHN MAYER

CLARENCE R. WELLS

, hereinafter called grantor, convey(s) to

of Klamath, State of Oregon, described as:

Government Lot 4, EXCEPTING the East 10 acres in Section 1, Township 35 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except SEE ATTACHED EXHABIT "A"

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

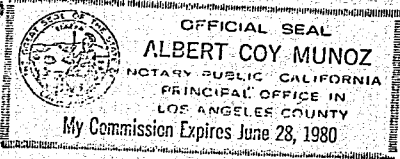
The true and actual consideration for this transfer is \$ 22,000.00 *

Dated this 20th day of July, 1979

x John Mayer

STATE OF OREGON, County of Calif.) ss.

August 1, 1979 personally appeared the above named John W. Wells and acknowledged the foregoing instrument to be his voluntary act and deed.



Before me:

Albert Coy Munoz
Notary Public for Oregon

My commission expires: JUNE 28 1980

- * The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- ** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

TO

After Recording Return to: + Tax
Clarence R. Wells
Sta Rt. 2 Box 555 E
Chiloquin, Oregon.

STATE OF OREGON,)

) ss.

County of Calif.)

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M. and recorded in book _____ on page _____ Records of Deeds of said County.

Witness my hand and seal of County affixed:

By _____ Title _____ Deputy _____

EXHIBIT "A"

SUBJECT TO:

1. The assessment roll and the tax roll disclose that the within described premises were specially assessed as farm use. If the land becomes disqualified for the special assessment under the statute, and additional tax may be levied for the last five or lesser number of years in which the land was subject to the special land use assessment.
2. The rights of the public in and to that portion of the above property lying within the limits of Sprague River Highway.
3. An easement created by instrument, including the terms and provisions thereof, recorded August 23, 1966 in Book: M-66 at page: 8505, in favor of United States of America.
4. An easement created by instrument, including the terms and provisions thereof, recorded: October 7, 1976 in Book: M-76 at page: 15761 in favor of Pacific Power and Light Company, a corporation.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Cohis 10th day of August A. D. 19 79 at 3:37 clock PM., andfully recorded in Vol. 479, of Deeds on Page 19142

Wm D. MILNE, County Clerk

By Bernetha Heloch

Fee \$7.00