

72403

77-18436-6
WARRANTY DEED (INDIVIDUAL)Vol. 79 Page 19456

CLARENCE R. WELLS and JACK ULAM

WELCO INDUSTRIES, INC., a California Corporation

hereinafter called grantor, convey(s) to
of Klamath, State of Oregon, described as:

PARCEL 1

The $E\frac{1}{2}E\frac{1}{2}NW\frac{1}{4}NW\frac{1}{4}$ of Section 23, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying South of the South Pacific Railroad.

PARCEL 2

The $W\frac{1}{2}E\frac{1}{2}NW\frac{1}{4}NW\frac{1}{4}$ of Section 23, Township 34 South, Range 7 East of the Willamette meridian, in the County of Klamath, State of Oregon, lying South of the South Pacific Railroad.

SUBJECT TO:

- 1) Easement, as disclosed by Exchange Deed dated December 22, 1971, recorded January 29, 1972 in Book M-72 at page 1108, Microfilm Records.
 - 2) Trust Deed, including the terms and provisions thereof, recorded January 26, 1979 in Book M-79 at Page 2318 in favor of Gienger Enterprises, which the Grantee herein agrees to assume and pay.
- and covenant(s) that grantor is the owner of the above described property free of all encumbrances except _____
as set forth hereinabove

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 \$ 17,000.00.Dated this 2nd day of August, 19 79.STATE OF OREGON, County of Klamath

) ss.

DATED ON THIS 3rd DAY OF AUGUSTClarence R. Wells and Jack Ulam, 19 79 personally appeared the above named instrument to be their voluntary act and deed.

Before me:

Barlene T. Addington
Notary Public for OregonMy commission expires: 3-22-81

* 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:
Welco Industries Inc.
2910 E. 55th Way
Long Beach, CA

STATE OF OREGON,

) ss.

County of KlamathI certify that the within instrument was received for record on the 15th day of August, 19 79, at 3:52 o'clock P M. and recorded in book 479 on page 19456 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title

By Bernetha A. Hsieh

Deputy

Fee \$3.50