

80309

TA-909

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KNOW ALL MEN BY THESE PRESENTS, That Clarence R. Wells and Charmaine Wells, each as to an undivided 1/2 interest hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Welco Industries, Inc., 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:

Lots 2 and 3, Block 2, Second Addition to Chiloquin, in the County of Klamath, State of Oregon. Subject to:

- (1) City liens, if any, of the City of 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.

none

and that grantor will warrant and forever defend the above granted 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 \$3,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the whole consideration (indicate which).^①

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 5th day of February, 1980.

Clarence R. Wells
Clarence R. Wells

Charmaine Wells
Charmaine Wells

STATE OF OREGON, County of Klamath) ss.
Personally appeared, the above named
Clarence R. Wells and Charmaine Wells

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

(OFFICIAL SEAL)
PUBLIC

Before me:

Notary Public for Oregon

My commission expires

8-27-83

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

Clarence R. Wells and Charmaine
P. O. Box 511
Chiloquin, OR 97624
GRANTOR'S NAME AND ADDRESS

Welco Industries, Inc.
P. O. Box 249
Bellflower, CA 90706
GRANTEE'S NAME AND ADDRESS

After recording return to:

Welco Industries, Inc.
P. O. Box 249
Bellflower, CA 90706
NAME, ADDRESS, ZIP

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

Welco Industries, Inc.
P. O. Box 249
Bellflower, CA 90706
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 6th day of February, 1980, at 11:10 o'clock A. M., and recorded in book M80 on page 2333 or as file/reel number 80309.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

W. M. D. Milne

Recording Officer

By Bernice H. Hetsch Deputy

Fee \$3.50

SPACE RESERVED
FOR
RECORDER'S USE

80 FEB 6 AM 11 10