

CLARENCE R. WELLS

IRA A. WOLCHIN & LOUISE H. WOLCHIN, husband and wife as tenants by the entirety and ALBERT MASS & HARRIET MASS, husband and wife as tenants by the entirety of Klamath, State of Oregon, described as:

Lot 20, Block 8, TRACT NO. 1019, known as WINEMA PENINSULA UNIT NO.2, in the County of Klamath, State of Oregon.

SUBJECT TO: 1. Right of way in favor of Klamath Telephone Co., and any other existing easements, as set forth in deed recorded February 27, 1959 in Book 310 at page 175, Deed Records. 2. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Winema Peninsula #2. 3. Set back provisions as delineated on the recorded plat, 25 foot set back lines along front and 20 foot along all side and back lot lines. 4. Utility easements as delineated on the recorded plat along all back and side lot lines. 5. Trust Deed dated March 26, 1980 and recorded March 26, 1980 in Book M-80 at Page 5689 in favor of Eugene K. Bowers, which grantees herein agree to assume and pay. 6. Taxes for 1980-81 are now a lien but not yet payable.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except _____ as shown above

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 \$ 11,000.00 .*

**

Dated this 14th day of August, 19 80.

Clarence R. Wells
CLARENCE R. WELLS

STATE OF OREGON, County of Klamath) ss.

On this 14th day of August, 19 80 personally appeared the above named Clarence R. Wells and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Marlene P. Addington
Notary Public for Oregon
My 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: & Taxes To:
Mr. & Mrs. Ira A. Wolchin and
Mr. & Mrs. Albert Mass
Star Route 1, Box 133H
Chiloquin, OR 97624

STATE OF OREGON,)

) ss.

County of Klamath)

I certify that the within instrument was received for record on the 15th day of August, 1980, at 11:33 o'clock A. M. and recorded in book M80 on page 15393 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title

By Bernetha H. Hetch

Deputy

Fee \$3.50