

KNOW ALL MEN BY THESE PRESENTS, That
WELCO INDUSTRIES, INCORPORATED

hereinafter called the grantor, for the consideration hereinafter stated,
to grantor paid by Richard A. Wells and Diane E. Wells, husband and wife
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, sit-
uated in the County of Klamath and State of Oregon, described as follows, to-wit:

The following described property is located in Klamath County, Oregon.

All that portion of government lot 7, Section 34, Township 34 South,
Range 7 East of the Willamette Meridian, lying Northwesterly of the
Northwesterly right of way line of the Chiloquin-Williamson River Highway.

EXCEPTING THEREFROM the Northerly 386.6 feet of the above described
parcel, as measured along the West boundary thereof.

(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 those of record as of the date of this deed.

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 whomso-
ever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0 -
However, the actual consideration consists of or includes other property or value given or promised which is
part of the consideration (indicate which) the whole

In construing this deed and where the context so requires, the singular includes the plural.
WITNESS grantor's hand this 23 day of February, 1981.

Welco Industries, Inc. by

Richard A. Wells, President.

STATE OF MONTANA County of Lewis & Clark) ss.

Personally appeared the above named Carol D. Wells

Carol D. Wells, Secretary.



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

Before me, Helen L. Lundberg, Notary Public for MONTANA

My commission expires Feb. 21, 1981

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

GRANTOR'S NAME AND ADDRESS
GRANTEE'S NAME AND ADDRESS
After recording return to:
Richard A. Wells
Box 308
Chiloquin, OR 97624
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
No change as above

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of
I certify that the within instru-
ment was received for record on the
day of
at o'clock M., and recorded
in book on page or as
file/reel number
Record of Deeds of said county.
Witness my hand and seal of
County affixed.

Recording Officer

By Deputy

Subject to:

838C

Trust Deed Dated: March 1, 1980

Recorded: March 26, 1980

April 7, 1980

Amount: \$31,950.00

Volume: Page M80, Page 5680

and rerecorded M80 Page 6420.

Grantor: Welco Industries, Inc.

Beneficiary: Clarence R. Wells,

which trust deed buyer assumes and agrees to pay.

FORM No. 24—ACKNOWLEDGMENT—CORPORATION.

STATE OF OREGON,

County of Klamath

before me appeared Richard A. Wells

ss.

On this 23 day of February, 19 81,

and both to me personally known, who being

duly sworn, did say that he, the said person

is the President, and he, the said

is the Secretary of

the within named Corporation, and that the seal affixed to said instrument is the corporate seal of said Corporation, and that the said instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors, and Richard A. Wells and

acknowledge said instrument to be the free act and deed of said Corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

My Commission expires 7/13/81

STATE OF OREGON, COUNTY OF KLAMATH, ss.

Filed for record at request of Mountain Title Co.

this 24th day of February A.D. 19 81 at 3:49 o'clock P.M., and

duly recorded in Vol. M81 of Deeds on Page 3268

EV. LYN BIEHN, County Clerk
By Bernetha Helch

Fee \$7.00