

KNOW ALL MEN BY THESE PRESENTS That
WENDT HOMES, INC.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Troy P. Wells and Theresa A. Wells, Husband and Wife, 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:

Lot 1, Block 11, TRACT NO. 1064, FIRST ADDITION TO GATEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 as stated on the reverse of this deed, or those apparent upon the land, if any, as of the date of this deed.

and that grantor will warrant and forever defend the said 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 \$ 52,000.00

However, the actual consideration consists of or includes either property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See OES 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 10th day of MARCH, 1981; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

WENDT HOMES, INC.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
March 10th, 19 81.

STATE OF OREGON, County of Klamath) ss.
March 10th, 19 81

Personally appeared R. A. Kent and

Personally appeared the above named

who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

and acknowledged the foregoing instrument to be voluntary act and deed

Before me

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Wendt Homes, Inc.
3303 Lakeport Blvd
Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

Troy P. Wells and Theresa A. Wells
5402 Glenwood
Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

After recording return to:

as above

NAME, ADDRESS, ZIP

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

as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

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 or as life/reel number. Record of Deeds of said county. Witness my hand and seal of County affixed.

By Recording Officer Deputy

Sewer and water use charges, if any, due to the City of Klamath Falls.

Reservations and restrictions as contained in plat dedication, to wit:

"All building restrictions of the R75 Zone of the City of Klamath Falls, as of the date of recording, easements as shown on the annexed map are dedicated to the City of Klamath Falls for regulation and placement of utilities, said easements to provide ingress and egress for construction and maintenance of said utilities, with any planting or structures placed thereon by the lot owner to be at his own risk; additional restrictions as provided in any recorded protective covenants."

Covenants, conditions, restrictions, and easements, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded in Volume M76, page 13888, Microfilm Records of Klamath County, Oregon.

. Building setbacks and utility easements as shown on dedicated plat.

Any encroachments, unrecorded easements, violations of conditions, covenants and restrictions, and any other matters which would be disclosed by a correct survey.

STATE OF OREGON, COUNTY OF KLAMATH, ss.

Filed for record at request of Mountain Title Co

this 10 day of March A.D. 19 81 at 8:23 o'clock PM, and

duly recorded in Vol. M81 of Deeds on Page 4281

Fee \$7.00

EVLYN BIEHN, County Clerk

By Debra A. Jorgensen