

296

B-1106-0

## WARRANTY DEED (INDIVIDUAL)

CLARENCE R. WELLS

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3838

STANLEY M. DOWNS and C. ELOISE DOWNS, husband and wife, hereinafter called grantor, convey(s) to  
 of Klamath, State of Oregon, described as: all that real property situated in the County

See Attached Exhibit "A"

JUN 2 1981  
 2 54 3 33

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except  
See Attached Exhibit "A"

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 \$ 14,500.00 . \*

Dated this 11th day of May, 1981.

Clarence R. Wells

STATE OF OREGON, County of Klamath ) ss.

On this 2nd day of May, 1981 personally appeared the above named  
Clarence R. Wells and acknowledged the foregoing  
 instrument to be his voluntary act and deed.

Before me:

Susan C. Patzke  
 Notary Public for Oregon  
 My commission expires: 11-2-82

- \* 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:

Tax statements to:  
 Mr. + Mrs. Stanley M. Downs  
 P.O. Box 333  
 Chiloquin, Oregon

STATE OF OREGON,

County of \_\_\_\_\_ ) ss.

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 \_\_\_\_\_ Records of Deeds of said County.

Witness my hand and seal of County affixed.

By \_\_\_\_\_ Title \_\_\_\_\_  
 Deputy

An undivided 1/3 interest in a tract of land situated in Government Lot 7, Section 34, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point that is 660.00 feet South of the Northeast corner of the SW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 34; thence continuing South to the Northeast corner of the parcel described in the instrument recorded in Deed Records, M-67 at page 5795; thence West 261.40 feet; thence South 231.9 feet to the center thread of the Williamson River; thence Southwesterly along said center thread to the South line of Government Lot 7; thence West along said South line to the South-easterly right of way line of the Chiloquin-Williamson River Highway; thence Northeasterly along said right of way to the Southwest corner of Parcel B of instrument recorded February 20, 1958 in Book 297 at page 484, Deed Records; thence East 572.22 feet more or less to the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of \_\_\_\_\_

this 2nd day of June A. D. 19 81 at 3:33 o'clock P M., and

duly recorded in Vol. MB1 of Deeds on p. c. 9838

Fee \$7.00

EV. LYN BIEHN, County Clerk

By Debra J. Gans