

ESTATE

SPECIAL WARRANTY DEED (Individual or Corporate)

1-1-74  
4569  
SPECIAL WARRANTY DEED

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR 97204

Vol. 181 Page 16724

KNOW ALL MEN BY THESE PRESENTS, That  
Welco Industries; Incorporated

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto  
Richard A. Wells and Diane E. Wells, husband and wife  
hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the  
tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County  
of Klamath State of Oregon, described as follows, to-wit:

\*Lot 13, Block 9, FIRST ADDITION TO CHILOQUIN, in the County of Klamath  
State of Oregon, TOGETHER WITH the Westerly 100 feet of the vacated  
alley lying between Lots 2 and 3 on the Northeasterly side thereof and  
Lot 13 on the Southwesterly side thereof in said Block 9; ALSO Lots 14  
and 14A of the re-subdivision of Lots 14, 15, and 16, Block 9 First  
Addition to Chiloquin.

\*Lots 2 and 3, Block 4, WEST CHILOQUIN, in the County of Klamath, State  
of Oregon.

\*A portion of SE $\frac{1}{4}$ SW $\frac{1}{4}$  Section 34, Township 34 South, Range 7, East of  
the Willamette Meridian, in the County of Klamath, State of Oregon,  
more particularly described as follows: Starting at a point 285.72  
feet North and 1039.46 feet East of the Southwest corner of Section 34,  
Township 34 South, Range 7 East of the Willamette Meridian; thence  
East 100 feet; thence South 50 feet; thence West 100 feet; thence North  
50 feet to the point of beginning, all located within Government Lot 7.  
(see reverse side) (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 the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns  
that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will war-  
rant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons  
claiming by, through, or under the grantor.

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  
the whole consideration (indicate which). (The sentence between the symbols  $\Phi$ , if not applicable, should be deleted. See ORS 9.1.030.)

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 18th day of September, 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.

Richard A Wells  
Richard A. Wells

(If executed by a corporation,  
affix corporate seal)

STATE OF OREGON, } ss.  
County of }  
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Personally appeared the above named

and acknowledged the foregoing instru-  
ment to be voluntary act and deed.

Before me:  
(OFFICIAL  
SEAL)  
Notary Public for Oregon  
My commission expires

STATE OF OREGON, County of Klamath } ss.  
September 18, 1981

Personally appeared Richard A. Wells and  
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 Welco

Industries, Inc.  
and that the seal allixed to the foregoing instrument is the corporate seal  
of said corporation and that said instrument was signed and sealed in be-  
half of said corporation by authority of its board of directors; and each of  
them acknowledged said instrument to be its voluntary act and deed.

Before me:  
Sandra K Davis  
Notary Public for Oregon  
My commission expires: 3-29-82  
(OFFICIAL  
SEAL)

Welco Industries., Inc.  
P.O.Box 1702  
Klamath Falls, Ore. 97601  
GRANTOR'S NAME AND ADDRESS  
Richard A. Wells and Diane Wells  
P.O.Box 308  
Chiloquin, Ore. 97624  
GRANTEE'S NAME AND ADDRESS  
After recording return to:  
Richard & Diane Wells  
P.O.Box 308  
Chiloquin, Ore. 97624  
NAME, ADDRESS, ZIP  
Until a change is requested all tax statements shall be sent to the following address.

STATE OF OREGON, } ss.  
County of }

I certify that the within instru-  
ment was received for record on the  
day of 19  
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.

SPACE RESERVED  
FOR  
RECORDER'S USE

By  
Recording Officer  
Deputy

continued from front side

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

\*Lots 4 and 5, Block 2, Second Addition to Chiloquin, in the County of Klamath, State of Oregon.

\*Lots 5 and 6, Block 7, CHILOQUIN, County of Klamath, State of Oregon.

\*Beginning at the Northwest corner of the SW $\frac{1}{4}$ , NW $\frac{1}{4}$  of Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; thence East along the Northerly line of said SW $\frac{1}{4}$ , NW $\frac{1}{4}$ , 345 feet more or less to the West side of the County road known as Chocktoot Street; thence, in a Southeasterly direction along the West side of said County road, 260 feet to the true point of beginning of property to be described; thence continuing Southeasterly along said road 100 feet; thence South 67° 30' West 110 feet; thence North 20° 00' West 100 feet; thence North 67° 30' East 110 feet, to the point of beginning; or, more commonly known as Lots 19 and 20 in Block 6 of Chiloquin Acres Subdivision, Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

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

this 18th day of September A. D. 19 81 at 2:26 o'clock P. M., and  
duly recorded in Vol. M-81, of Deeds on Page 16724

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee \$8.00