

0719

T/A # M-38-1672-3  
WARRANTY DEED (INDIVIDUAL)

MSV page 4414

CLARENCE RICHARD WELLS and CHARMAINE WELLS, husband and wife

HENRY GREGORIO ZAGALA

all that real property situated in the County  
of Klamath, State of Oregon, described as:Lots 1,2 and 3 in Block 9 of WEST CHILOQUIN, TO THE CITY OF CHILOQUIN,  
in the County of Klamath, State of Oregon.

## SUBJECT TO:

1. Mortgage, including the terms and provisions thereof, dated April 11, 1978 and recorded April 18, 1978, in Book M78 at page 7475, in favor of United States National Bank of Oregon, which Mortgage the Grantee herein does not assume and agree to pay and the Grantors herein hereby holds Grantee harmless therefrom.

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and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as  
set forth hereinabove

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 \$ 40,000.00.Dated this 7th day of April, 19 82.

*Clarence Richard Wells*  
*Charmaine Wells*

STATE OF OREGON, County of Klamath ) ss.

On this 7th day of April, 19 82 personally appeared the above named  
Clarence Richard Wells and Charmaine Wells and acknowledged the foregoing  
instrument to be their voluntary act and deed.

Before me

*Barlene J. Addington*  
Notary Public for Oregon

My commission expires: March 22, 1985

\* 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:  
Mr. Henry G. Zagala  
P.O. Box 803  
Chiloquin, Oregon 97624

STATE OF OREGON, )  
County of Klamath ) ss.

I certify that the within instrument was received for record  
on the 8 day of April, 19 82  
at 3:29 o'clock P. M. and recorded in book M 82  
on page 4414 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn  
County Clerk Title

By Loyce McNeur Deputy  
Fee \$4.00