

1967 SN

11492

CATEY &amp; SONS LAW PUB. CO., PORTLAND, ORE. Page 5588

KNOW ALL MEN BY THESE PRESENTS, That CLARENCE R. WELLS, also known as CLARENCE RICHARD WELLS

, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CLARENCE ROBERT WELLS

, 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:

An one-half undivided interest in the following:

Lot 7 in Block 9, TRACT NO. 1019, WINEMA PENINSULA - UNIT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT, however, to the attached "Exhibit A" made a part hereof.

(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 as noted of record as of the date of this deed and those apparent upon the land, if any, 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 whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$4,180.00. ~~However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).~~

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 3<sup>rd</sup> day of May, 1982.

Clarence Richard Wells  
Clarence Richard Wells

STATE OF OREGON, County of Klamath ) ss.  
Personally appeared the above named Clarence Richard Wells

\* and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

John A. Kahla

Notary Public for Oregon

My commission expires JULY 16, 1984

(OFFICIAL SEAL)

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

Clarence Richard Wells

P.O. Box 511

Chiloquin, OR 97624

GRANTOR'S NAME AND ADDRESS

Clarence Robert Wells

GRANTEE'S NAME AND ADDRESS

After recording return to:

Clarence Robert Wells

NAME, ADDRESS, ZIP

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

(NO CHANGE)

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of , 1982,

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

SPACE RESERVED  
FOR  
RECORDER'S USE

## "EXHIBIT A"

1. Reservations, restrictions and easements as contained in Deed of Tribal property, dated February 25, 1959 and recorded February 27, 1959 in Volume 310, page 175, Deed Records of Klamath County, Oregon.
2. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as contained in plat dedication.
3. Subject to a 25 foot building setback from lot line as shown on dedicated plat.
4. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.  
 Dated: May 12, 1980  
 Recorded: June 4, 1980  
 Volume: M80, page 10162, Microfilm Records of Klamath County, Oregon  
 Amount: \$7,106.00  
 Grantor: Clarence R. Wells  
 Trustee: Robert Thomas  
 Beneficiary: Winema Peninsula, Inc.  
 One-half of the obligation created by said trust deed and the note it secures is being assumed by the grantee herein.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I, \_\_\_\_\_, County Clerk of \_\_\_\_\_

do hereby certify that the foregoing is a true and correct copy of the original as the same appears from the records of said County, and is duly recorded in Vol. M 82, of Needs on the 4 day of May, A.D. 19 82 at 4:46 o'clock P. M., and on file 5589.

Fee \$8.00

By Evelyn Biehn, County Clerk