

WARRANTY DEED

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

12243

Vol. 1282 Page 6760

KNOW ALL MEN BY THESE PRESENTS, That CLARENCE RICHARD WELLS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LELAND D. HON  
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 ap-  
pertaining, 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 PENINUSLA - 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

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 \$ -0-

However, the actual consideration consists of or includes other property or value given or promised which is  
the whole part of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 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 3<sup>rd</sup> day of MAY, 1982.  
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.

(If executed by a corporation,  
affix corporate seal)

Clarence Richard Wells  
Clarence Richard Wells

STATE OF OREGON,

County of Klamath } ss.  
MAY 3, 1982

Personally appeared the above named  
Clarence Richard Wells  
and acknowledged the foregoing instru-  
ment to be his voluntary act and deed.

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires: JULY 16, 1984

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

Personally appeared \_\_\_\_\_

and  
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 that the seal affixed 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:

Notary Public for Oregon

My commission expires:

(OFFICIAL  
SEAL)

Clarence Richard Wells  
P.O. Box 511  
Chiloquin, OR 97624  
GRANTOR'S NAME AND ADDRESS

Leland D. Hon  
P.O. Box 703  
Chiloquin, OR 97624  
GRANTEE'S NAME AND ADDRESS

After recording return to:

Leland D. Hon  
P.O. Box 703  
Chiloquin, OR 97624  
NAME, ADDRESS, ZIP

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

Leland D. Hon  
P.O. Box 703  
Chiloquin, OR 97624  
NAME, ADDRESS, ZIP

STATE OF OREGON,

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

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.

By \_\_\_\_\_

Recording Officer  
Deputy

"EXHIBIT A"

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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.

Filed for record .

this 28 day of May A.D. 1982 at 2:43 o'clock P.M. and  
duly recorded in Vol. M 82, of Deeds on page 6760

Fee \$8.00

By EV. LYN BIEHN, County Clerk  
Joyce McQuinn