

15585

T/A #M-38 25002-5
WARRANTY DEED (INDIVIDUAL)

Vol. 112 Page 12358

ALLAN L. CRAIGMILES and JANE A. CRAIGMILES, husband and wife
_____, hereinafter called grantor, convey(s) to
VIRGIL R. WELLS and ARTIE N. WELLS
husband and wife all that real property situated in the County
of Klamath, State of Oregon, described as:

Lot 7, Block 4, Tract No. 1153, SECOND ADDITION TO PINE GROVE
PONDEROSA, in the County of Klamath, State of Oregon.

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 \$ 23,500.00.*

Dated this 3rd day of September 19 82.

Allan L. Craigmiles
Jane A. Craigmiles

STATE OF OREGON, County of Klamath) ss.

On the 10th day of September, 19 82 personally appeared the above named
Allan L. Craigmiles and Jane A. Craigmiles and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me:

Shirley E. Addington
Notary Public for Oregon

My commission expires: 3-22-85

* 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. & Mrs. Virgil R. Wells
15124 Meridian So.
Suite 3
Puyallup, Washington 98371

STATE OF OREGON,)

) ss.

County of _____)

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

EXHIBIT "A"

SUBJECT TO:

1. 1982-83 taxes, a lien in an amount to be determined, but not yet payable.
 2. Regulations, including levies, liens, assessments, rights of way and easements of the Mallory Water District.
 3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Second Addition to Pine Grove Ponderosa.
 4. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof,
Recorded : January 23, 1978 Book: M-78 Page: 1386
 5. Trust Deed, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$15,950.00
Dated : January 22, 1979
Recorded : January 23, 1979 Book: M-79 Page: 1993
Trustor : Charles W. Miller and Donna K. Miles
Trustee : Mountain Title Company
Beneficiary : Seutter Construction Company
- which Trust Deed the Grantees herein assume and agree to pay according to the terms contained therein.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record . . . 3:40
 s. 16 day of Sept A.D. 19 82 at _____ o'clock P.M.
 duly recorded in Vol. M 82, of _____ Deeds on page 12358

Fee \$8.00

By

EVELYN BIEHN, County Clerk

