

KNOW ALL MEN BY THESE PRESENTS, That CLARENCE RICHARD WELLS and CHARMATINE WELLS, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM K. KALITA

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:

A one-half undivided interest in all that portion of Government Lot 7, Section 4, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, which lies South of the Chiloquin Market Road and East of Highway 97.

SUBJECT, HOWEVER, to the following:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. Reservations, restrictions and easements, including the terms and provisions thereof, as contained in Deed to Restricted Indian Land, recorded in Volume 312, page 657, Deed Records of Klamath County, Oregon.
3. Reservations, restrictions and easements, as contained in Land Status Report recorded in Volume 314, page 293, Deed Records of Klamath County, Oregon.

(Continued on Reverse)

(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

and that 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 \$6,650.00. 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 4TH day of October, 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)

STATE OF OREGON,

County of Klamath } ss.
October 4, 1982

Personally appeared the above named

Clarence Richard Wells
Charmaine Wells

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7-16-84

STATE OF OREGON, County of _____, 19____ ss.

Personally appeared _____ 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 _____

_____ a corporation, 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 behalf 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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Clarence R. & Charmaine Wells

GRANTOR'S NAME AND ADDRESS

William K. Kalita

GRANTEE'S NAME AND ADDRESS

After recording return to:

Winema Real Estate

P.O. Box 376

Chiloquin, OR 97624

NAME, ADDRESS, ZIP

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

William K. Kalita

P.O. Box 431

Chiloquin, OR 97624

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as document/fee/file/instrument/microfilm No. _____ Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME TITLE

By _____ Deputy

13547

CLARENCE RICHARD WELLS and CHARMAINE

ATTILIO N. MARITANO

and State of Oregon, located in the following manner:

1. The following is a list of the names of the persons who are known to have been in the vicinity of the above described property at the time of the same:

to be in and to any portion of the herein described premises living

[illegible]

Information, communications and documents, as contained in Item 28 above, recorded in the records of the County of Miami, Florida.

4. Reservations and restrictions as contained in instrument recorded April 20, 1961 in Volume 339, page 19, Deed Records of Klamath County, Oregon, Peter C. MacFarlane et ux, grantor and Paul R. Wilson, et ux, grantee, to wit: "provided that the above described premises shall not be used for any service station or similar fuel marketing store."

5. 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: April 7, 1982

Dated: April 8, 1982
Recorded: April 8, 1982

Volume: M82, page
Amount: \$31,000.00

Grantor: Clarence Richard and Charmaine Wells,
for Title Insurance Company

Trustee: Robert E. Parker and Golda E. Parker

Beneficiary: Robert F. Lee

Grantee herein assumes and agrees to pay one half of the cost of the above described work.
Need: *William K. Kalita*

Need: a person's

William K. Kalita

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record

his 11 day of Oct A. D. 19 82 at 3:24 o'clock P M., and
duly recorded in Vol. M 82, of Deeds on page 1354

Fee \$8.00

EVELYN BIENN Count

By Joyce M. Allen

W00380 30 STATE

~~CONFIDENTIAL~~

100-443887-100