

1988

T/A # M-38-25545-7
WARRANTY DEED (INDIVIDUAL)

Volume 3 Page 1175

JOHN R. WELLS and MARIE E. WELLS, husband and wife

JAMES M. COLLINS and CHARLENE D. COLLINS, husband and wife

of Klamath, State of Oregon, described as: all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 9, Block 2, PINE RIDGE ESTATE - UNIT 1, in the County of Klamath, State of Oregon.

Subject to:

1. 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 September 28, 1973 in Book: M-73 at Page: 13211.
2. Trust Deed, including the terms and provisions thereof, recorded July 16, 1980 in Book: M-80 Page: 13153 in favor of Frank N. Willet, Sr. and Ruth O. Willet, husband and wife, as to an undivided $\frac{1}{2}$ interest and Frank W. Ohlund and Jane A. Ohlund, husband and wife, as to an undivided $\frac{1}{2}$ interest, which Trust Deed, Grantees herein assume and agree to pay according to the terms contained therein.

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 \$54,000.00.

Dated this 20 day of January, 1983.

John R. Wells
Marie E. Wells

STATE OF OREGON, County of Klamath) ss.

On this 21st day of January, 1983 personally appeared the above named John R. Wells and Marie E. Wells and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

William J. Halderson
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: *Tater*
Mr. & Mrs. James M. Collins
6594 Korhummel Way
San Jose, Calif. 95119

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 21 day of Jan, 1983 at 11:07 o'clock A.M. and recorded in book M83 on page 1175 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

By *Joseph M. Thuer* Title
Fee \$4.00 Deputy