

KNOW ALL MEN BY THESE PRESENTS, That JOHN R. WELLS and MARIE E. WELLS, as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by CLYDE L. BARRICK and CAROLEE M. BARRICK, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 28, Block 8, TRACT 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 following:

- 1. A road easement 15 feet wide adjacent and south of the North boundary of said Lot 28 for property owner to the west for ingress and egress purposes.
2. 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, including but not limited to the following: "The above described land is subject to a right of way to Klamath Telephone and Telegraph Company for telephone and telegraph line, approved by John H. Edwards, Assistant Secretary of the Interior on May 10, 1927, subject to the provisions of the Act of March 3, 1901 (31 Stat. 1058-1083); Departmental Regulations thereunder; and subject also to any prior, valid existing right or

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE) (CONTINUED ON REVERSE)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as noted above

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 \$ 10,400.00

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 (1), 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 1 day of April, 1983; 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)

John R. Wells (Signature) John R. Wells

Marie E. Wells (Signature) Marie E. Wells

STATE OF OREGON, County of Klamath, April 1, 1983

STATE OF OREGON, County of, 19

Personally appeared the above named John R. Wells and Marie E. Wells and acknowledged the foregoing instrument to be their voluntary act and deed.

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.

(OFFICIAL SEAL) Notary Public for Oregon My commission expires 7-16-84

(OFFICIAL SEAL) Notary Public for Oregon My commission expires:

John R. & Marie E. Wells P.O. Box Chiloquin, OR 97624

Clyde L. & Carolee M. Barrick 1121 California Ave. Klamath Falls, OR 97601

After recording return to: Clyde L. & Carolee M. Barrick 1121 California Ave. Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address. Clyde L. & Carolee M. Barrick 1121 California Ave. Klamath Falls, OR 97601

STATE OF OREGON, 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 rec. volume No. on page of as document fee file instrument/microfilm No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

By Deputy

(CONTINUED FROM REVERSE)

adverse claim.

Title to the above described property is conveyed subject to any existing easements for public roads and highways, for public utilities and for railroads and pipe lines and for any other easements or rights of way of record."

- 3. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as contained in plat dedication.
- 4. Subject to a 25 foot building setback from lot line as shown on dedicated plat.
- 5. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest and such future advances as may be provided therein.

Dated: April \_\_, 1981  
 Recorded: June 1, 1981  
 Volume: M81, page 9762, Microfilm Records of Klamath County, Oregon  
 Amount: \$6,307.00  
 Grantor: Clarence Richard Wells  
 Trustee: Mountain Title Company  
 Beneficiary: Winema Peninsula, Inc., an Oregon corporation

Said Trust Deed and the note it secures is assumed by the Grantee of this Deed who's payment of said note is part of the consideration for this Deed.

*CLW* *CMB*

CLAMATH COUNTY, COUNTY OF KLAMATH; ss.

Filed for record . . .

On 4 day of April A.D. 1983 at 10:30 A.M.

duly recorded in Vol. M83 of Deeds p. 4919

8.00

By *Clarence Wells*  
E. YIN BEHN, Clerk