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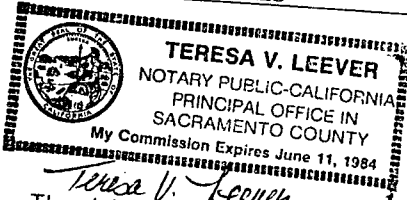
TIA #M-38-26310-6
WARRANTY DEED (INDIVIDUAL)Vol. 83 Page 14144

CLARENCE R. WELLS

ORERANCHES, INC.

, hereinafter called grantor, convey(s) to
of Klamath, State of Oregon, described as: all that real property situated in the County

See Attached Exhibit "A"

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 \$ 40,000.00 *Dated this 17th day of August, 19 83.Clarence R. Wells
CLARENCE R. WELLSSTATE OF OREGON, County of Sacramento) ss.
August 17Clarence R. Wells, 1983 personally appeared the above named
instrument to be his voluntary act and deed. and acknowledged the foregoing

Before me:

Clarence R. Wells
Notary Public for Oregon CALIFORNIA
My commission expires: JUNE 11, 1984

- * 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)

Clarence R. Wells

TO

ORERANCHES, INC.After Recording Return to: Tapes
Overanches, Inc.
P.O. Box 361
Chiloquin, OR 97624

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 _____
on page _____ Records of Deeds of said County.

Witness my hand and seal of County affixed.

By _____ Title _____
Deputy

All that portion of Government Lots 13 and 14, Section 34, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the South one-quarter corner of said Section 34; thence North 89° 54' 15" West along the South line of said Section 34, 511.45 feet to the Southeast corner of that property recorded in Volume M-75 at page 1124, of the Official Deed Records of Klamath County, Oregon; thence North along the East boundary of said parcel 107.00 feet to a 5/8" iron pin, witness corner; thence continuing North 55.0 feet more or less to the high water line of the Williamson River; thence North-easterly along said high water line to a point North of the point of beginning; thence South 3.0 feet more or less to a 5/8" iron pin witness corner; thence continuing South 561.04 feet to the point of beginning.

SUBJECT TO:

1. Liens of the City of Chiloquin, if any.
2. An easement created by instrument, including the terms and provisions thereof,
 Dated : October 18, 1951
 Recorded : October 24, 1951 Book: 250 Page: 511
 In favor of : California Oregon Power Company, A California Corporation
 For : Installation and maintenance of a powerline
3. Recitals as shown in Deed from Blanche Wilson Jones, et vir to W. L. Burnes, et al., recorded March 15, 1961 in Book 328 at page 79, Deed Records, including reservation of all subsurface rights, except water.
4. Rights of the public in and to that portion of the above property lying within the limits of roads or highways.
5. Rights of the public and of governmental bodies in and to any portion of the above property lying below the high water mark of the Williamson River.
6. An easements created by instrument, including the terms and provisions thereof,
 Recorded : May 30, 1975 Book: M-75 Page: 6021
 For : A non-exclusive easement for access and utilities 16 feet wide
7. 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 \$17,750.00
 Dated : January 9, 1980
 Recorded : February 21, 1980 Book: M-80 Page: 3499
 Trustor : Jack Ulam and Clarence R. Wells
 Trustee : Transamerica Title Insurance Company
 Beneficiary : Dorothy Lane and Margaret A. Brandt
 (covers additional property)
 Which Trust Deed the Grantees herein assume and agree to pay according to the terms contained therein.
8. An easement created by instrument, including the terms and provisions thereof,
 Dated : May 28, 1981
 Recorded : June 8, 1981 Book: M-81 Page: 10138
 In favor of : Pacific Power & Light Company
9. 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 \$18,500.00
 Dated : July 21, 1982
 Recorded : July 22, 1982 Book: M-82 Page: 9368
 Trustor : Clarence R. Wells
 Trustee : Mountain Title Co., Inc.
 Beneficiary : Robert F. Parker and Golda E. Parker
 Which Trust Deed the Grantee herein assumes and agrees to pay according to the terms contained therein.
10. 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 \$10,000.00
 Dated : March 26, 1983
 Recorded : April 11, 1983 Book: M-83 Page: 5362
 Trustor : Clarence R. Wells
 Trustee : Mountain Title Co., Inc.
 Beneficiary : Robert F. Parker and Golda E. Parker
 Which Trust Deed the Grantee herein assumes and agrees to pay according to the terms contained therein.
11. Taxes for the year 1982-1983 payable in the amount of \$400.55, plus interest. (Code 136 Map 3407-3434 TL 8800)
 Which Taxes, the Grantee herein assumes and agrees to pay.

14146

STATE OF OREGON,
County of Klamath)
Filed for record at request of

on this 23 day of August A.D. 1983
at 10:41 o'clock A M, and duly
recorded in Vol. M83 of DEEDS
Page 14144
By EVELYN BIEHN County Clerk
Deputy
Fee 12.00