

KNOW ALL MEN BY THESE PRESENTS, That GERALD A. WELLS and DONNA J. WELLS, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JEFF MERLE PLUMMER and DEBORAH ANN PLUMMER, husband and wife, hereinafter called 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:

Lot 5, Block 11, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPT that portion described in Volume 301 at page 581, Deed Records of Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Easterly line of Crescent Avenue, said point being Southwesterly a distance of 13.45 feet from the Northwesterly corner of said Lot 5; thence Northeasterly along the Easterly line of Crescent Avenue a distance of 13.45 feet to the Northwesterly corner of said Lot 5; thence Southeasterly along the line between Lots 5 and 6 of said Block, a distance of 67.7 feet to the Northeasterly corner of said Lot 5;

MOUNTAIN TITLE COMPANY INC.

thence Southwesterly along the line between Lots 5 and 8 a distance of 14.45 feet, more or less, to a point which is Northeasterly a distance of 50.25 feet from the Southeasterly corner of said Lot 5; thence Northwesterly to the point of beginning.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE) (See reverse side of deed)

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 except as stated on the reverse side of this deed and those apparent upon the land, if any, as of the date of this deed

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 \$ 45,000.00

HOWEVER, THE ABOVE CONSIDERATION DOES NOT INCLUDE ANY PROPORTIONATE SHARE OF PROPERTY TAXES OR ANY OTHER TAXES WHICH ARE THE WHOLE OR PART OF THE CONSIDERATION HEREIN WHEN 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 15th day of August, 1985; 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)

Gerald A. Wells
Donna J. Wells

STATE OF OREGON)
County of Klamath) ss.
August 15 1985

Personally appeared the above named GERALD A. WELLS and DONNA J. WELLS

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

Before me: Kristi L. Redd
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 11/16/87

STATE OF OREGON, County of) ss.
1985

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: _____

Gerald A. Wells & Donna J. Wells

GRANTOR'S NAME AND ADDRESS
Jeffrey Merle Plummer & Deborah Ann Plummer
1139 Crescent Street
RFO

GRANTEE'S NAME AND ADDRESS
After recording return to:
SAME AS GRANTEE
NAME, ADDRESS, ZIP

Until a change is requested all fax statements shall be sent to the following address.
SAME AS GRANTEE
NAME, ADDRESS, ZIP

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 _____ or as file/reel number _____

Record of Deeds of said county.
Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

SPACE RESERVED FOR RECORDER'S USE

- continued from the reverse side of this deed -

13018

"This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses."

SUBJECT TO:

1. Taxes for the fiscal year 1985-1986, a lien, not yet due and payable.
2. City water and sewer use charges, if any, due to the City of Klamath Falls.
3. Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of August A.D., 19 85 at 4:35 o'clock P M., and duly recorded in Vol. M85
of Deeds on Page 13017

FEE \$9.00

Evelyn Biehn,
By _____

County Clerk

[Signature]