

OK

2671

WARRANTY DEED

Vol. M89 Page 12995KNOW ALL MEN BY THESE PRESENTS, That RICHARD A. WELLS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DIANE E. WELLS AND RICHARD A. WELLS, HUSBAND AND WIFE AS TENANTS BY THE ENTIRETY, WITH (below), 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:

(continued from above) RIGHTS OF SURVIVORSHIP.

That part of Government Lots 2 and 3, lying East of the thread of Sprague River in Section 4, Township 36 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

(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 \$10.00.

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which) (The sentence between the symbols (H), 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 15 day of APRIL, 1989; 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.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT, TO VERIFY APPROVED USES.

Richard A Wells
RICHARD A. WELLS

STATE OF CALIFORNIA

COUNTY OF Los Angeles

ss.

On this 18th day of April in the year 1989, before me, the undersigned, a Notary Public in and for said State, personally appeared

Richard A. Wells

(or proved to me on the basis of satisfactory evidence) to be the person whose name subscribed to the within instrument, and acknowledged to me that he executed it.

WITNESS my hand and official seal.



ACKNOWLEDGMENT—General—Wolcotts Form 2330A—Rev. 5-82
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GRANTEE'S NAME AND ADDRESS
After recording return to:
R & D Wells
P.O. Box 1794
KLAMATH Falls, Or. 97601
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of Klamath

Filed for record at request of:

R. D. Wells

on this 17th day of July, A.D., 1989
at 11:22 o'clock AM, and duly recorded
in Vol. M89 of Deeds Page 12995

Evelyn Biehn County Clerk

By Douglas Mullendore Deputy.

Fee. \$8.00