

1-1-74

3429

SPECIAL WARRANTY DEED

Vol. m89 Page 14295

KNOW ALL MEN BY THESE PRESENTS, That WELCO INDUSTRIES, INC.

hereinafter called grantor,  
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto  
RICHARD A. WELLS  
hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the  
tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County  
of \_\_\_\_\_, State of Oregon, described as follows, to-wit:

A PARCEL of LAND DESCRIBED AS:

That part of government Lots 2 and 3, lying east of the  
thread of the 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 the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns  
that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will war-  
rant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons  
claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ —0—

However, the actual consideration consists of or includes other property or value given or promised which is  
the whole consideration (indicate which) (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 \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_;  
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)

*Richard A. Wells*  
Richard A. WELLS 7-19-89

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

SS.

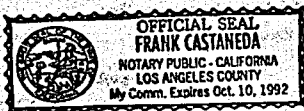
On this 19<sup>th</sup> day of July, in the year 1989,  
before me, the undersigned, a Notary Public in and for said State, personally appeared

RICHARD WELLS

\_\_\_\_\_, personally known to me  
(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.

Notary Public in and for said State.



ACKNOWLEDGMENT—General—Wolcotts Form 233CA-LA—Rev. 5-82  
©1982 WOLCOTTS, INC. (price class 8-2)

GRANTEE'S NAME AND ADDRESS

After recording return to:

MR RICHARD WELLS KLAMATH FALLS  
POST OFFICE BOX 1794 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:

Richard A. Wells

on this 3rd day of Aug. A.D., 19 89  
at 9:32 o'clock A.M. and duly recorded  
in Vol. M89 of Deeds Page 14295

Evelyn Biehn County Clerk

By *David Mullens* Deputy

Fee, \$8.00