

OA

3781

WARRANTY DEED

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## KNOW ALL MEN BY THESE PRESENTS, That

Clarence R. Wells and Charmaine Wells, husband and wife,  
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
Daryl G. Ortis and Ernestine F. Ortis, husband & 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 ap-  
pertaining, situated in the County of Oregon and State of Oregon, described as follows, to-wit:

The Northeasterly One-Half of Lot 4 of Block 9, West Chiloquin  
Addition To the City of Chiloquin.

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.

(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 any  
apparent upon the land and any of record 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 \$ 700.00

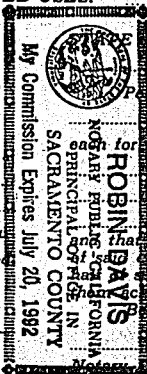
~~However, the actual consideration consists of or includes other property or value given or promised which is  
not the consideration (indicate which) (If a sentence between the symbols X is deemed suitable, it should be deleted. See ORS 91.022)~~

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 5th day of August, 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 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.

California  
STATE OF OREGON,  
County of Sacramento } ss.  
August 5, 1989



OF OREGON, County of \_\_\_\_\_, ss.  
Personally appeared \_\_\_\_\_, 19\_\_\_\_

Personally appeared the above named \_\_\_\_\_ and \_\_\_\_\_  
Clarence R. Wells  
Charmaine Wells  
\_\_\_\_\_ who, being duly sworn,  
\_\_\_\_\_ president and that the latter is the  
\_\_\_\_\_ secretary of \_\_\_\_\_

and acknowledged the foregoing instru-  
ment to be \_\_\_\_\_ their \_\_\_\_\_ voluntary act and deed  
Before me:  
\_\_\_\_\_ 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 be-  
half of said corporation by authority of its board of directors; and each of  
\_\_\_\_\_ acknowledged said instrument to be its voluntary act and deed.  
\_\_\_\_\_ before me:

(OFFICIAL  
SEAL)  
Robin Davis  
Notary Public for Oregon  
My commission expires: 7-20-92

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

(If executed by a corporation, affix corporate seal)

Mr. and Mrs. Clarence R. Wells  
2630 Heidelberg Court  
Sacramento, CA 95826  
GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. Daryl G. Ortis  
324 North Lalo Avenue, P.O. Box 892  
Chiloquin, OR 97624  
GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Daryl G. Ortis  
P. O. Box 892  
Chiloquin, OR 97624  
NAME, ADDRESS, ZIP

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

Mr. and Mrs. Daryl G. Ortis  
P. O. Box 892  
Chiloquin, OR 97624  
NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of \_\_\_\_\_ Klamath \_\_\_\_\_ ss.

I certify that the within instru-  
ment was received for record on the  
11th. day of \_\_\_\_\_ Aug. \_\_\_\_\_, 1989.,  
at 2:26 o'clock P.M., and recorded  
in book/reel/volume No. M89 on  
page 14908 or as fee/file/instru-  
ment/microfilm/reception No. 3781,  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE

By Carol Ann Mickeltharp Deputy

Fee \$8.00

89 AUG 11 PM 2 26