

#01034630
WARRANTY DEED

AFTER RECORDING RETURN TO:
JOHN R. WELLS
MARIE E. WELLS
1100 Lynnewood Blvd.
Klamath Falls, OR 97601

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

WALTER R. RICHARTZ and YOLANDA A. DAILY, husband and wife
hereinafter called GRANTOR(S), convey(s) to JOHN R. WELLS and
MARIE E. WELLS, husband and wife hereinafter called GRANTEE(S),
all that real property situated in the County of Klamath, State
of Oregon, described as:

Lot 20, Block 6, LYNNWOOD, in the County of Klamath, State of
Oregon.

Code 1 Map 3808-25DD TL 7600

"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."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except 1) Regulations,
including levies, liens and utility assessments of the City of
Klamath Falls. 2) Conditions, Restrictions as shown on the
recorded plat. 3) Set back provisions as shown on the recorded
plat. 4) Declaration of Conditions and Restrictions, recorded
July 20, 1973 in Book M-73 at page 9383 and amended June 9, 1976
in Book M-76 at page 8487.

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
\$16,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 4th day of December, 1989.

X
WALTER R. RICHARTZ

X
YOLANDA A. DAILY

STATE OF IDAHO, County of Bannock ss.

On this 4th day of December, 1989,

Personally appeared the above named WALTER R. RICHARTZ and
YOLANDA A. DAILY and acknowledged the foregoing instrument to be
their voluntary act and deed.

Before me, [Signature]
Notary Public for Idaho
My Commission Expires: 8-17-93



*89 DEC 14 AM 11 23

ADAMS

100%
 NON-TOXIC
 AND VOC FREE

807 JUL 09T 0000Z CI T-AMC-A 196
003904Z JUL 1964 FM CI T-AMC-A
TO : JCRC
INFO : JCS

Filed for record at request of Aspen Title Co. the 14th day
of Dec. A.D., 19 89 at 11:23 o'clock A M., and duly recorded in Vol. M89
of Deeds on Page 24154
FEE \$13.00 Evelyn Biehn County Clerk
By Carla Mulender

[illegible]

(U) This document contains neither recommendations nor conclusions of the FBI. It is the property of the FBI and is loaned to your agency; it and its contents are not to be distributed outside your agency.

[Handwritten signature]

[Handwritten signature]

