

49930

WARRANTY DEED

MTC 28273-KR

Vol. 1992 Page 19702

KNOW ALL MEN BY THESE PRESENTS, That

VIRGIL R. WELLS and ARTIE N. WELLS, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

W. TRAVIS WILSON and KATHRYN E. WILSON, 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, the 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 7 in Block 4 of SECOND ADDITION TO PINE GROVE PONDEROSA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

"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."

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 and the above granted premises, free from all encumbrances

except those of record and those apparent upon the land, if any, as 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 \$ 20,000.00

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 26th day of August, 19 92; 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.

STATE OF ~~WASHINGTON~~ OREGON)
County of Clatsop) ss.
August 26, 19 92

Personally appeared the above named
VIRGIL R. WELLS
ARTIE N. WELLS

X Virgil R. Wells
VIRGIL R. WELLS
X Artie N. Wells
ARTIE N. WELLS

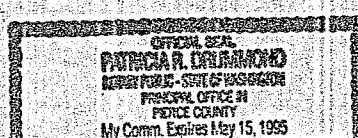
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

[Signature]
Notary Public for ~~Oregon~~ Washington
My commission expires: 5/15/95

STATE OF OREGON, County of _____) ss.
The foregoing instrument was acknowledged before me this _____, 19____, by _____, president, and by _____, secretary of _____

a _____ corporation, on behalf of the corporation.
Notary Public for Oregon _____
My commission expires: _____ (SEAL)



VIRGIL R. WELLS and ARTIE N. WELLS
7602 RUBY DR. SW
TACOMA, WA 98498

GRANTOR'S NAME AND ADDRESS
W. TRAVIS WILSON and KATHRYN E. WILSON
PO BOX 7672
KLAMATH FALLS, OR 97602

GRANTEE'S NAME AND ADDRESS
W. TRAVIS WILSON and KATHRYN E. WILSON
PO BOX 7672
KLAMATH FALLS, OR 97602

NAME, ADDRESS, ZIP
W. TRAVIS WILSON and KATHRYN E. WILSON
PO BOX 7672
KLAMATH FALLS, OR 97602

NAME, ADDRESS, ZIP
W. TRAVIS WILSON and KATHRYN E. WILSON
PO BOX 7672
KLAMATH FALLS, OR 97602

STATE OF OREGON, _____ ss.
County of Klamath

I certify that the within instrument was received for record on the 28th day of Aug., 19 92, at 3:20 o'clock P. M., and recorded in book M92 on page 19702 or as file/reel number 49930, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Reconing Officer
By [Signature] Deputy

Fee \$30.00