

55829

K-44783

-SPECIAL WARRANTY DEED- Vol. m92 Page 31038

SAUL LASKIN and FRANCES LASKIN, husband and wife,
Grantors, convey and specially warrant to VIRGIL L. WELLS and
MARY A. WELLS, husband and wife, Grantees, the following
described real property, situated in Klamath County, Oregon free
of encumbrances created or suffered by the grantor except as
specifically set forth herein:

Lot 2 in Block 16, Dixon Addition to the City of Klamath
Falls, according to the official plat thereof on file in
the office of the County Clerk of Klamath County,
Oregon.

SUBJECT TO AND EXCEPTING:

(1) Reservations, easements, rights of way of record
and those apparent upon the land; (2) Water user and
sewer charges of the City of Klamath Falls.

The true and actual consideration for this conveyance is
\$50,000.00.

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.

Until a change is requested, all tax statements shall be
mailed to Grantees at: 122 Hillside, Klamath Falls, Oregon.

DATED this 1st day of April, 1984.

x Saul Laskin

x Frances Laskin

STATE OF Ha.)
County of Bulloch) ss.

Personally appeared the above-named SAUL LASKIN and
FRANCES LASKIN, husband and wife, and acknowledged the foregoing
instrument to be their voluntary act. Before me:

SEND TAX STATEMENTS AND RETURN TO:

VIRGIL & MARY WELLS
122 HILLSIDE DRIVE
KLAMATH FALLS OR 97601

M. Paschal Check
Notary Public for Ha.
My Commission expires: 6-8-86
STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

WILLIAM P. BRANDSNESS
A PROFESSIONAL CORPORATION
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601
SPECIAL WARRANTY DEED

Klamath County Title co
on this 30th day of Dec. A.D., 19 92
at 11:06 o'clock AM. and duly recorded
in Vol. M92 of Deeds Page 31038.
Evelyn Biehn County Clerk
By Rauline M. Henderson
Deputy.

Fee, \$30.00