

APR 20 AM 11 23

NL 60079

K-44583
WARRANTY DEEDVol. M93 Page 8182KNOW ALL MEN BY THESE PRESENTS, That LANCE R. WELLS AND TERRI L. WELLS, HUSBAND AND WIFE,hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HAROLD V. JOHNSON AND JODY J. JOHNSON, HUSBAND AND WIFE,hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

LOT 13 IN BLOCK 11, TRACT 1042, TWO RIVERS NORTH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with 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, SUBJECT TO: RESERVATIONS AND RESTRICTIONS OF RECORD, RIGHTS OF WAY, AND EASEMENTS OF RECORD AND THOSE APPARENT UPON THE LAND, CONTRACTS, AND/OR LIENS FOR IRRIGATION AND/OR DRAINAGE,

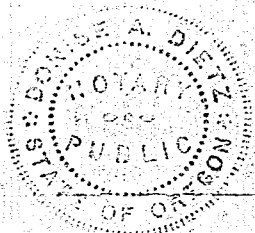
and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 6,300.00~~However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration for the property hereby transferred.~~ (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 21st day of DECEMBER, 1992; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Lance R. Wells
LANCE R. WELLSTerri L. Wells
TERRI L. WELLSSTATE OF OREGON, County of Washington) ss.This instrument was acknowledged before me on December 21, 1992, by LANCE R. WELLSThis instrument was acknowledged before me on December 21, 1992, by TERRI L. WELLS as HUSBAND AND WIFE of KLAMATH COUNTYDenise A. Dietz
Notary Public for Oregon
My commission expires 3-6-93

Grantor's Name and Address

Grantee's Name and Address

After recording return to (Name, Address, Zip):

Lance R. Wells267 PearlJefferson, Or 97352

Until requested otherwise send all tax statements to (Name, Address, Zip):

-Same As Now listed -Lance & Terri Wells267 Pearl St.Jefferson, OR 97352SPACE RESERVED
FOR
RECORDER'S USESTATE OF OREGON,
County of Klamath) ss.I certify that the within instrument was received for record on the 20th day of April, 1993, at 11:23 o'clock A.M., and recorded in book/reel/volume No. M93 on page 8182 and/or as fee/file/instrument/microfilm/reception No. 60079, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Pauline Mullender Deputy.

Fee \$30.00