

88667

09-23-94P02:16 PCVD

WARRANTY DEED

Vol. M94 Page 30015

KNOW ALL MEN BY THESE PRESENTS, That CLARENCE RICHARD WELLS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WELCO INDUSTRIES, INC., a corporation, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lots 4, 5, 6, Block 9, FIRST ADDITION TO THE CITY OF CHILOQUIN, State of Oregon,

(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 except as above stated, & liens, assessments, rules & regulations for irrigation, drainage & sewage, & reservations, restrictions, easements & rights of way of record & those apparent on the land, 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 \$ 28,000.00

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 25th day of August, 1978; 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.

Clarence Richard Wells
CLARENCE RICHARD WELLS

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,
County of Klamath } ss.
August 25, 1978

STATE OF OREGON, County of _____ } ss.
_____, 19____

Personally appeared _____ and _____ who, being duly sworn,

each for himself and not one for the other, did say that the former is the _____ president and that the latter is the _____ secretary of _____

_____ 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 behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 3-22-81

Notary Public for Oregon
My commission expires:

CLARENCE RICHARD WELLS

GRANTOR'S NAME AND ADDRESS

WELCO INDUSTRIES, INC., a corp.

GRANTEE'S NAME AND ADDRESS

WELCO INDUSTRIES, INC., a corp.

P.O. Box 1794 Klamath Falls, Or. 97601

Until a change is requested all tax statements shall be sent to the following address.
WELCO INDUSTRIES, INC., a corp.

NAME, ADDRESS, ZIP

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 23rd day of Sept, 1978, at 2:26 o'clock P.M., and recorded in book M94 on page 30015 or as file/reel number 88667

Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Mullen, Deputy

Fee \$30.00

30-456