

OK 88669

05-27-94 P02:26

RCVD WARRANTY DEED

Vol. M94 Page 30018

KNOW ALL MEN BY THESE PRESENTS, That RICHARD A. WELLS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DIANE E. WELLS, 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:

Lot 7 in Block 9 of FIRST ADDITION TO THE CITY OF CHILOQUIN, IN THE COUNTY OF Klamath, State of Oregon.  
Lot 13, Block 9, FIRST ADDITION TO CHILOQUIN, in the County of Klamath, State of Oregon, TOGETHER WITH the Westerly 100 feet of the vacated alley lying between Lots 2 and 3 on the Northeasterly side thereof and Lot 13 on the Southwesterly side thereof in said Block 9; ALSO Lots 14 and 14A of the re-subdivision of Lots 14, 15, and 16, Block 9 First Addition to Chiloquin.

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

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 \$—

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.) 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 hereon apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 18 day of APRIL, 19 89; 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.

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.

Richard A Wells  
Richard A. Wells

STATE OF CALIFORNIA

COUNTY OF Los Angeles

SS.



On this 18th day of April, 1989, before me, the undersigned, a Notary Public in and for said State, personally appeared Richard A. Wells

(or proved to me on the basis of satisfactory evidence) to be the person whose name subscribed to the within instrument, and acknowledged to me that he executed it.

WITNESS my hand and official seal.

Notary Public in and for said State.

Klamath Falls, Or. 97601

After recording return to:

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

Until a change is requested all tax statements shall be sent to the following address.

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

STATE OF OREGON, County of Klamath SS.

Filed for record at request of:

on this 23rd day of Sept A.D. 19 94 at 2:26 o'clock P. M. and duly recorded in Vol. M94 of Deeds Page 30018 Evelyn Biehn County Clerk By Diane Wells Deputy.

Fee. \$30.00