

5061

MTC 35811 MS

08-24-95A10:19 RCVD

WARRANTY DEED

Vol. M06 Page 22793

formerly known as CORAL N. ALEXANDER
 CORAL N. DEVORE and JAMES O. DEVORE, as tenants by the entirety,
 Grantor(s) hereby grant, bargain, sell and convey to
 LARRY L. WELLS,
 Grantee(s) and grantee's heirs, successors and assigns the following described
 real property, free of encumbrances except as specifically set forth herein in
 the County of KLAMATH and State of Oregon, to wit:

THE EASTERLY 79.6 FEET OF SOUTHERLY 58 FEET 8 INCHES OF LOT 3, IN BLOCK
 9 AND THE EASTERLY 79.6 FEET OF NORTHERLY 20 FEET OF LOT 2 IN BLOCK 9,
 PLEASANT VIEW TRACTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN
 THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

SUBJECT TO: all those items of record and those apparent upon the land, if
 any, as of the date of this deed and those shown below, if any:

and the 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.

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST
 PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is \$ 38,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: 1848 GARY STREET, KLAMATH FALLS, OR 97603

Dated this 18th day of August, 1995.

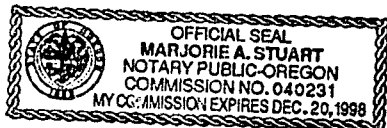
Coral N. Devore
 CORAL N. DEVORE

James O. Devore
 JAMES O. DEVORE

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. August 18 19 95
 COUNTY OF Klamath

Personally appeared the above named Coral N. Devore and James O. Devore
 and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Marjorie A. Stuart

Notary Public for Oregon

My commission expires 12-20-98

(seal)

Return to:

LARRY L. WELLS
 1848 GARY STREET
 KLAMATH FALLS, OR 97603

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 24th day
 of Aug A.D., 19 95 at 10:19 o'clock A M., and duly recorded in Vol. M95,
 of Deeds on Page 22793

FEE \$30.00

By Bernetha G. Leisch
 Bernetha G. Leisch, County Clerk