

99 JUN -1 P3:20

MT48121-MG  
WARRANTY DEED

Vol. M99 Page 21569

ROSS J. URBACH and JUDY A. URBACH, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
DAVID M. WELLS and DARCY L. WELLS, as tenants by the entirety,  
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 Southeasterly 17 feet of Lot 2 and the Northwesterly 66 feet of Lot  
3, WINEMA GARDENS, 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 \$ 130,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 1734 CARLSON DRIVE, KLAMATH FALLS, OR 97603

Dated this 15<sup>th</sup> day of June, 1999.

Ross J. Urbach  
ROSS J. URBACH

Judy A. Urbach  
JUDY A. URBACH

STATE OF Oregon SS. June 1 19 99

COUNTY OF Klamath

Personally appeared the above named Ross J. Urbach and Judy A. Urbach

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Kristi L. Redd  
Notary Public for Oregon  
My commission expires 1/22/01

ESCROW NO. MT48121-MG

Return to:

DAVID M. WELLS  
1734 CARLSON DRIVE  
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath  
Recorded 6/01/99, at 3:26 p.m.  
In Vol. M99 Page 21569  
Linda Smith, County Clerk  
Fee \$ 30.-

Linda Smith