

200 MAY -1 PM 3:31



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WARRANTY DEED

State of Oregon, County of Klamath
Recorded 05/01/00, at 3:31 p.m.
In Vol. M00 Page 15507
Linda Smith,
County Clerk Fee \$ 21.00

ASPEN TITLE ESCROW NO. 01050951

AFTER RECORDING RETURN TO:
Mr. and Mrs. Thomas L. Wells
P.O. Box 923
Chiloquin, OR 97624

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

ERA NICHOLSON & ASSOCIATES, INC., an Oregon corporation,
hereinafter called GRANTOR(S), convey(s) and warrants to THOMAS
L. WELLS and LORI G. WELLS, husband and wife, hereinafter
called GRANTEE(S), all that real property situated in the
County of Klamath, State of Oregon, described as:

Lots 13 and 14 in Block 6, CHILOQUIN DRIVE ADDITION, in the
City of Chiloquin, County of Klamath, State of Oregon.

Code 12, Map 3507-3AA, Tax Lot 5800

LLW
TZW
"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 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, contracts and/or
liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$47,950.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 23rd day of April, 2000.

ERA NICHOLSON & ASSOCIATES, INC., an Oregon corporation

BY: Gayle Payne Nicholson
Title: President

STATE OF OREGON, County of Klamath)ss.

On April 25, 2000, personally appeared Gayle Payne Nicholson
as President of ERA Nicholson & Associates, Inc., an
Oregon corporation.

Before me: Marlene T. Addington
Notary Public for Oregon
My Commission Expires: March 22, 2001

