

200 NOV -3 PM 3:17

MTU 52481
INDIVIDUAL WARRANTY DEED

WPT 52481
20-13307

TAX ACCT. NO. 2406-001BD-02300-000

MAP NO.

Vol M00 Page 40197

RAY E. WELLS and BOBBIE K. WELLS, husband and wife, as tenants by the entirety, Grantor,
conveys and warrants to

STEPHEN W. JOHN and PATRICIA J. JOHN, husband and wife, as tenants by the entirety, Grantee,

the following described real property situated in KLAMATH County, OR, free of encumbrances except as specifically set forth herein, to-wit:

Lot 12 in Block 2, CRESCENT MEADOWS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This conveyance is subject to and excepts:
RIGHTS OF THE PUBLIC IN STREETS, ROADS AND HIGHWAYS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OF RECORD.

The true consideration for this conveyance is \$182,000.00. Consideration is being paid to a facilitator as an IRC 1031 tax deferred exchange.

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.

DATED 11/02/2000

Ray E. Wells
RAY E. WELLS

Bobbie K. Wells
BOBBIE K. WELLS

State of Oregon, County of Klamath
Recorded 11/03/00, at 3:17 p.m.
In Vol. M00 Page 40197
Linda Smith,
County Clerk Fee \$21.00

STATE OF Oregon)
) ss.
County of Lane)

This instrument was acknowledged before me on November 2, 2000
by Ray E. Wells and Bobbie K. Wells

Connie S. Kief
Notary Public of Oregon
My commission expires: 4-16-2004



Until a change is requested, all tax statements shall be sent to the following address: 85114 Kensington Drive, Pleasant Hill, Oregon 97455

After recording return to:
Western Pioneer Title Co., P. O. Box 10146, Eugene, OR 97440