

'01 JUL 18 PM3:15

After Recording Return to:
WENDY S. HALLEEN
 1614 Crescent Avenue
 Klamath Falls, OR 97601
 Until a change is requested all tax statements
 Shall be sent to the following address:
WENDY S. HALLEEN
 1614 Crescent Avenue
 Klamath Falls, OR 97601

Vol M01 Page 35280

WARRANTY DEED
 (INDIVIDUAL)

CATHERINE LYNN WELLS, herein called grantor, convey(s) to **WENDY S. HALLEEN** all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

The Easterly 90 feet of Lot 5, EXCEPTING the North 5 feet, Block 33, **HILLLSIDE ADDITION TO THE CITY OF KLAMATH FALLS**, in the County of Klamath, State of Oregon.

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 **\$72,000.00**.
 (here comply with the requirements of ORS 93.930)

W.S.H.
 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 July 18, 2001.

Catherine Lynn Wells
 CATHERINE LYNN WELLS

STATE OF OREGON, County of **Klamath**) ss.

On July 18, 2001 personally appeared the above named **CATHERINE LYNN WELLS** and acknowledged the foregoing instrument to be her voluntary act and deed.

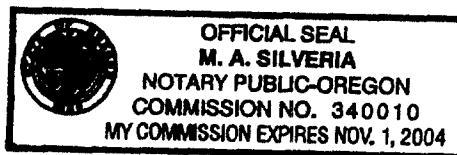
This document is filed at the request of:



525 Main Street
 Klamath Falls, OR 97601
 Order No.: 00053188

Before me: *M.A. Silveria*
 Notary Public for Oregon
 My commission expires: 11-01-04

Official Seal



State of Oregon, County of Klamath
 Recorded 07/18/01 at 3:15 p.m.
 In Vol. M01 Page 35280
 Linda Smith,
 County Clerk Fee\$ 21.⁰⁰