

'01 SEP 21 PM 3:09

mtc 54856-MS  
WARRANTY DEED

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RONALD CHRIS COMBS and AMBER RENEE COMBS, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
CLINTON 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:

LOT 1 IN BLOCK 55 OF KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT  
NO.2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE  
COUNTY CLERK OF KLAMATH COUNTY, OREGON.

3811-015D0-00800-000

469987

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 77,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 32956 Keno Springs Road, Bonanza, OR 97623

Dated this 19th day of September, 2001.

Ronald Chris Combs  
RONALD CHRIS COMBS

Amber Renee Combs  
AMBER RENEE COMBS

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on September 19, 2001 by  
RONALD CHRIS COMBS AND AMBER RENEE COMBS.

Marjorie A Stuart  
(Notary Public for Oregon)

My commission expires 12-20-02

ESCROW NO. MT54856-MS

Return to:  
CLINTON WELLS  
32956 Keno Springs Road  
Bonanza, OR 97623



State of Oregon, County of Klamath  
Recorded 09/21/01 at 3:09 p.m.  
In Vol. M01 Page 48059  
Linda Smith,  
County Clerk Fee \$ 21.00