

mtc 56021-KR

## RECORDING COVER SHEET

### ALL TRANSACTIONS, PER ORS 205.234

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON  
PRESENTING THE ATTACHED INSTRUMENT FOR  
RECORDING. ANY ERRORS IN THIS COVER SHEET  
DO NOT AFFECT THE TRANSACTION(S) CONTAINED  
IN THE INSTRUMENT ITSELF.

State of Oregon, County of Klamath  
Recorded 01/15/2002 3:15 p. m.  
Vol M02, Pg 2681-84  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 4

#### AFTER RECORDING RETURN TO

name and address of the person authorized to receive the  
instrument after recording, as required by ORS 205.180(4)  
and ORS 205.238.

WINSOME E. WELLS & EVERT P. MC DONALD  
19272 THOMAS CREEK RD  
LAKEVIEW OR 97630

1. **NAME(S) OF THE TRANSACTION(S)**, described in the attached instrument and required by ORS 205.234(a).  
*Note: Transaction as defined by ORS 205.010 "means any action required or permitted by law to be recorded including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property."*

WARRANTY DEED

2. **DIRECT PARTY**, name(s) of the person(s) described in ORS 205.125(1)(b) or  
**GRANTOR**, as described in ORS 205.160.

FRED DEL PRINO and CHARLOTTE R. DEL PRINO, Trustees of THE DEL PRINO LIVING TRUST  
DATED May 15, 1997

3. **INDIRECT PARTY**, name(s) of the person(s) described in ORS 205.125(1)(a) or  
**GRANTEE**, as described in ORS 205.160.

WINSOME E. WELLS and EVERT P. MC DONALD, as tenants in common, each as to an undivided 1/2  
interest

4. **TRUE AND ACTUAL CONSIDERATION PAID** for instruments conveying or contracting to convey fee title to any  
real estate and all memoranda of such instruments, reference ORS 93.030.

pursuant to an IRC 1031 Tax Deferred Exchange

5. **UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING  
ADDRESS** for instruments conveying or contracting to convey fee title to any real estate, reference ORS 93.260.

Winsome E. Wells & Evert P. McDonald  
19272 Thomas Creek Rd.  
Lakeview, OR 97630

6. **FULL OR PARTIAL SATISFACTION, IF ANY, OF THE LIEN CLAIM CREATED BY THE ORDER or  
WARRANT**, for instruments to be recorded in County Clerk Lien Records, reference ORS 205.125(1)(e).

N/A

7. **THE AMOUNT OF THE CIVIL PENALTY OR THE AMOUNT, INCLUDING PENALTIES, INTEREST AND  
OTHER CHARGES, FOR WHICH THE WARRANT, ORDER OR JUDGMENT WAS ISSUED**, for instruments to  
be recorded in County Clerk Lien Records, reference ORS 205.125(1)(c) and ORS 18.325.

N/A

# WARRANTY DEED

2682

FRED DEL PRINO & CHARLOTTE R. DEL PRINO, TRUSTEES OF THE DEL PRINO LIVING TRUST DATED MAY 15, 1997,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
WINSOME E. WELLS & EVERT P. MC DONALD, AS TENANTS IN COMMON, EACH AS TO AN UNDIVIDED 1/2 INTEREST,  
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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

ACCT #3407-034DC-04301	KEY #872238
ACCT #3407-034DC-04400	KEY #203130
ACCT #3407-034DC-04500	KEY #203158
ACCT #3407-034DC-04600	KEY #203176
ACCT #3407-034DC-04700	KEY #203194
ACCT #3407-034DC-04800	KEY #203201

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 pursuant to an IRC 1031 exchange on behalf of Grantor and/or Grantee.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 19272 Thomas Creek Rd., Lakeview, OR 97630

Dated this 10 day of January, 2002.

THE DEL PRINO LIVING TRUST DATED MAY 15, 1997

by: FRED DEL PRINO Trustee

by: CHARLOTTE R. DEL PRINO Trustee

STATE OF OREGON

SS. January 15 2002

COUNTY OF KLAMATH

Personally appeared the above named CHARLOTTE R. DEL PRINO, Trustee of  
THE DEL PRINO LIVING TRUST dated May 15, 1997

and acknowledged the foregoing instrument to be her voluntary act.



(seal)

Before me,

Kristil Redd  
Notary Public for Oregon

My commission expires 11/16/2003

ESCROW NO. MT56021-KR

Return to:  
WINSOME E. WELLS & EVERT P. MC DONALD  
19272 THOMAS CREEK RD  
LAKEVIEW OR 97630

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

2683

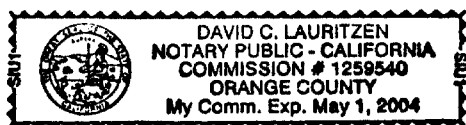
State of CALIFORNIA

County of ORANGE

On January 10, 2002 before me, DAVID C. LAURITZEN, Notary Public  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared FRED DEL PRINO, Trustee of THE DEL PRINO LIVING TRUST,  
Name(s) of Signer(s)  
 dated May 15, 1997

☐ personally known to me – OR – ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

*[Signature]*  
 Signature of Notary Public

## OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

## Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: Jan 10, 2002 Number of Pages: 3

Signer(s) Other Than Named Above: CHARLOTTE R. DEL PRINO, Trustee of THE DEL PRINO LIVING TRUST dated May 15, 1997

## Capacity(ies) Claimed by Signer(s)

Signer's Name: FRED DEL PRINO

- ☐ Individual  
☐ Corporate Officer  
 Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney-in-Fact  
☒ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

RIGHT THUMBPRINT  
 OF SIGNER  
 Top of thumb here

Signer Is Representing:

Signer's Name: \_\_\_\_\_

- ☐ Individual  
☐ Corporate Officer  
 Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney-in-Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

RIGHT THUMBPRINT  
 OF SIGNER  
 Top of thumb here

Signer Is Representing:

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**2684**

**PARCEL 1:**

Lot 10, Block 1, ORIGINAL TOWN OF CHILOQUIN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

**PARCEL 2:**

Lots 11 and 12 in Block 1, ORIGINAL TOWN OF CHILOQUIN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

**PARCEL 3:**

Lots 13, 14, 15, 16, 17 and 18, Block 1, ORIGINAL TOWN OF CHILOQUIN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

**PARCEL 4:**

Lots 19, 20 and 21 in Block 1, ORIGINAL TOWN OF CHILOQUIN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.