



NTC- 61807 MS

Vol M03 Page 56798

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

TONY V. RECINO

5132 LAURELWOOD DRIVE

KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath

Recorded 08/06/2003 3:11 P-m

Vol M03 Pg 56798

Linda Smith, County Clerk

Fee \$ 2.00 # of Pgs 1

Until a change is requested all
tax statements shall be sent to
The following address:

TONY V. RECINO

5132 LAURELWOOD DRIVE

KLAMATH FALLS, OR 97603

Escrow No. MT61807-MS

WARRANTY DEED

JAYNE LYNN WELLS and JAMES M. WELLS, as tenants in common, Grantor(s) hereby grant, bargain, sell, warrant and convey to TONY V. RECINO and ANA J. RECINO, as tenants by the entirety, 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 2 in Block 10 of Tract No. 1064, FIRST ADDITION TO GATEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account No.: 3909-014DB-02700-000

Key No.: 576282

576282

3909-014DB-02700

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record 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.

The true and actual consideration for this conveyance is \$136,000.00.

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.

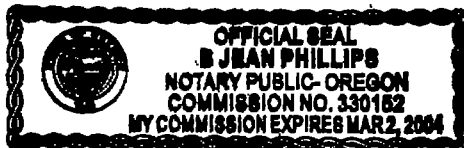
Dated this 4 day of August, 2003

JAYNE LYNN WELLS

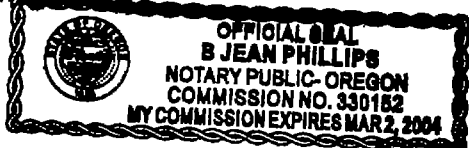
JAMES M. WELLS

State of Oregon

County of KLAMATH



This instrument was acknowledged before me on August 4, 2003 by JAYNE LYNN WELLS and JAMES M. WELLS



(Notary Public for Oregon)

My commission expires 3/2/04

This instrument was signed before me 8-5-03 by James M. Wells as his voluntary act & deed.