

State of Oregon, County of Klamath
Recorded 01/24/05 3:13 p m
Vol M05 Pg 05126
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

Aspen 000127AF

After Recording Return to:
JAMES A. WELLS and ANDREA H. WELLS
7708 Kress Drive
Klamath Falls, OR 97603
Until a change is requested all tax statements
Shall be sent to the following address:
JAMES A. WELLS and ANDREA H. WELLS
7708 Kress Drive
Klamath Falls, OR 97603

WARRANTY DEED
(INDIVIDUAL)

KRESS K. CAVE, herein called grantor, convey(s) to **JAMES A. WELLS and ANDREA H. WELLS, HUSBAND AND WIFE**
all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

**Lot 4, Block 1, HENLEY ACRES, according to the official plat thereof on file in the office of the Clerk of
Klamath County, 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 **\$20,000.00.**
(here comply with the requirements of ORS 93.930)

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 1/24/05

Kress K. Cave

KRESS K. CAVE

STATE OF NEVADA, County of CARSON CITY) ss.

On January 21 2005 personally appeared the above named **KRESS K. CAVE** and acknowledged the foregoing instrument to be their/his/her voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00060127

Before me: *Helen M. Banovich*
Notary Public for ~~Oregon~~ NEVADA
My commission expires: March 20, 2006

Official Seal



21A