

After Recording Return to:  
**CRYSTAL J. WELLS**

Until a change is requested all tax statements  
Shall be sent to the following address:  
**CRYSTAL J. WELLS**  
Same As Above

**WARRANTY DEED**  
(INDIVIDUAL)

ATC 62110 AF

**WILLIAM ANOCIBAR and SHERRIE ANOCIBAR and ANDREW PETERSON and REBECCA PETERSON**, herein called grantor, convey(s) to **CRYSTAL J. WELLS, AN ESTATE IN FEE SIMPLE** all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

**Lot 12, Block 112, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS**, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

**CODE 001 MAP 3809-029CC TL 03100 KEY# 367007**

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 **\$127,000.00**.  
(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 8-24-05

William Anocibar  
**WILLIAM ANOCIBAR**  
Andrew Peterson  
**ANDREW PETERSON**

Sherrie Anocibar  
**SHERRIE ANOCIBAR**  
Rebecca Peterson  
**REBECCA PETERSON**

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

On August 24, 05 personally appeared the above named **WILLIAM ANOCIBAR and SHERRIE ANOCIBAR and ANDREW PETERSON and REBECCA PETERSON** and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00062110

Before me: Adrien Fleek  
Notary Public for Oregon  
My commission expires: 12-3-06

Official Seal



21-8