

2008-006902

Klamath County, Oregon



00045925200800069020030034

05/09/2008 03:07:42 PM

Fee: \$31.00

After Recording Return to:

KEVIN P. SCANLAN

61 POOCHAM ROAD

WESTMORELAND, NH 03467

Until a change is requested all tax statements

Shall be sent to the following address:

KEVIN P. SCANLAN

Same as above

ATE = 65673-PC

WARRANTY DEED

(INDIVIDUAL)

WINESOME E. WELLS and EVERT P. MC DONALD, as tenants in common, each as to an undivided 1/2 interest, herein called grantor, convey(s) to KEVIN P. SCANLAN, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

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 \$465,000.00. 1031 EXCHANGE
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2,3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER SECTIONS 2,3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

Dated May 2, 2008.


WINSOME E. WELLS

This document has been signed in counterpart

EVERT P. MC DONALD

STATE OF OREGON, County of LAKE ss.

On May 6, 2008 personally appeared the above named Winsome E. Wells
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.: 00065673

Before me:

Notary Public for Oregon

My commission expires:


12-10-2010

Official Seal



After Recording Return to:

KEVIN P. SCANLAN

61 BOOCHAM ROAD

WESTMORELAND, NH 03467

Until a change is requested all tax statements

Shall be sent to the following address:

KEVIN P. SCANLAN

Same as above

ATE = 65673-PC

WARRANTY DEED

(INDIVIDUAL)

WINESOME E. WELLS and EVERT P. MC DONALD, as tenants in common, each as to an undivided 1/2 interest, herein called grantor, convey(s) to KEVIN P. SCANLAN, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

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 \$465,000.00. 1031 EXCHANGE
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2,3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER SECTIONS 2,3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

Dated May 2, 2008.

This document has been signed in counterpart

WINSOME E. WELLS



EVERT P. MC DONALD

STATE OF OREGON, County of Lane) ss.

On MAY 5, 2008 personally appeared the above named EVERT P. Mc Donald
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.: 00065673

Before me:

Notary Public for Oregon

My commission expires:

4-18-2010

Official Seal



Exhibit A

PARCEL 1:

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

CODE 012 MAP 3407-034DC TL 04301 KEY #872238

PARCEL 2:

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

CODE 012 MAP 3407-034DC TL 04400 KEY #203130

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 Clerk of Klamath County, Oregon.

CODE 012 MAP 3407-034DC TL 04500 KEY #203158

CODE 012 MAP 3407-034DC TL 04600 KEY #203176

CODE 012 MAP 3407-034DC TL 04600 KEY #890641

CODE 012 MAP 3407-034DC TL 04700 KEY #203194

PARCEL 4:

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

CODE 012 MAP 3407-034DC TL 04800 KEY #203201