

2010-010471

Klamath County, Oregon



00089706201000104710010019

09/03/2010 09:17:43 AM

Fee: \$37.00

After Recording Return to:  
SHIRLEY BACHMAN  
4880 Driftwood Drive  
Klamath Falls, OR 97603

Until a change is requested all tax statements  
Shall be sent to the following address:  
SHIRLEY BACHMAN  
Same as Above

ATE 68085

**WARRANTY DEED**  
(INDIVIDUAL)

STEVEN WELLS and NICOLE WELLS, as tenants by the entirety, herein called grantor, convey(s) to SHIRLEY BACHMAN, herein called grantee, all that real property situated in the County of KLAMATH COUNTY, State of Oregon, described as:

Lot 55, Pleasant Home Tracts #2, according to the official plat thereof on file in the Office of the Clerk of Klamath County.

CODE:041 MAP:3909-002AD TL:03200 KEY:R514045

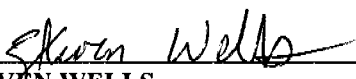
and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

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 \$137,900.00.  
(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 ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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 ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated August 30, 2010.

  
STEVEN WELLS

  
NICOLE WELLS

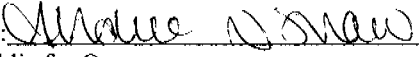
STATE OF OREGON, County of Washington ss.

On August 31, 2010 personally appeared the above named STEVEN WELLS and NICOLE WELLS and acknowledged the foregoing instrument to be their voluntary act and deed.

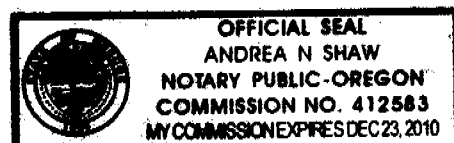
This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 68085VW

Before me:   
Notary Public for Oregon  
My commission expires: 12-23-2010

Official Seal



ATE 37