

2011-007089

Klamath County, Oregon



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06/09/2011 03:42:24 PM

Fee: \$47.00

GRANTOR NAME AND ADDRESS

Charles Howell Wells, Jr.
Salome (Sally) Ella Wells

GRANTEE NAME AND ADDRESS

Charles Wells and Salome Wells
Trustees of The Wells 2011 Revocable Trust
3333 Hwy 422
Chiloquin, OR 97624

AFTER RECORDING RETURN TO

NEAL G. BUCHANAN, ATTORNEY
435 OAK AVE.
KLAMATH FALLS, OR 97601

SEND TAX STATEMENTS TO

GRANTEE

WARRANTY DEED - STATUTORY FORM

CHARLES H. WELLS, JR. and SALOME S. WELLS, Grantors, convey and warrant to CHARLES WELLS & SALOME WELLS Trustees of THE WELLS 2011 REVOCABLE TRUST uad June 9, 2011, Grantee, all of that certain real property located in the County of Klamath, State of Oregon, legally described as follows, to-wit:

Parcel 1: SEE EXHIBIT A. ATTACHED

Parcel 2:

Lot 5, Block 28, HOTSPRINGS ADDITION to the city of Klamath Falls, according to the official plat thereof on file with the Clerk of Klamath County, Oregon.

Tax Lot No. R-3809-028CB-10000

Property ID No. R304655

The true and actual consideration for this conveyance is \$0. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, being for estate planning purposes.

"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."

Charles H. Wells, Jr.
CHARLES H. WELLS, JR., Grantor

Salome S. Wells
SALOME S. WELLS, Grantor

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on 9 day of June, 2011, by CHARLES H. WELLS, JR. AND SALOME S. WELLS, Grantors.



Margaret John
NOTARY PUBLIC FOR OREGON
My Commission Expires: 9-12-14

PARCEL 1:

The ~~Southwest~~, ~~South~~, ~~Southwest~~, ~~Southwest~~, ~~Northwest~~, and ~~Northwest~~ of Section 30, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2:

Beginning at a point on the East boundary of Section 30, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, 792 feet South of the Northeast corner; thence Westerly on a line parallel to the North boundary of said Section 30 a distance of 3300 feet; thence Southerly parallel to the said East boundary a distance of 33 feet; thence Easterly on a line parallel to the North boundary of said Section 30 a distance of 3300 feet, more or less to the East boundary of said Section 30; thence Northerly along said East boundary a distance of 33 feet, more or less, to the point of beginning.

EXCEPTING from the above 2 parcels the Easterly 747.5 foot portion thereof.

ALSO EXCEPTING THEREFROM the following:

A parcel of land situated in the NW1/4 of Section 30, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron rod at the Section corner common to Sections 19, 20, 29, 30; thence South 00° 10' 10" East, 630.11 feet along the East line of Section 30 to a 5/8" iron rod on the Northerly right of way line of Oregon State Highway 422; thence South 63° 16' 02" West 251.92 feet along the Northerly right of way line of said Highway 422 to a 5/8" iron rod, being the Northwest corner of said parcel, the true point of beginning; thence South 63° 16' 02" West, 377.72 feet along the Northerly right of way line of said Highway 422 to a point of curvature; thence continuing along the Northerly right of way of said Highway 422, 70.60 feet along the arc of a 542.96 feet radius curve to the right (the long chord bears South 66° 59' 32" West, 70.55 feet) to the point of tangency; thence South 70° 43' 2" West 138.10 feet continuing along the Northerly right of way of said Highway 422 to a 5/8" iron rod; thence North 22° 35' 15" West, 274.79 feet to a 5/8" iron rod; thence South 88° 52' 43" East, 633.90 feet to the true point of beginning, with bearings based on Survey #1160, filed in the Klamath County Engineer's Office.

ALSO EXCEPTING THEREFROM that portion lying within the boundaries of Highway No. 62, Deeded to the State of Oregon, by Deed Volume 119, page 159, Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM that portion lying within the boundaries of Highway 422 (Chiloquin Highway)."

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of the streets, roads or highways.
2. Reservations as contained in instrument recorded in Volume 75, page 129, Records of Klamath County.
3. Grant of Right of Way, including the terms and provisions thereof, recorded in Volume 80, page 57, Records of Klamath County in favor of The California Oregon Power Company, for transmission and distribution lines.
4. Reservations as contained in Deed of Tribal Property recorded in Volume 311, page 400, records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 22nd day of April A.D. 1983 at 11:15 o'clock A.M., and
duly recorded in Vol. 1883 of Deeds on Page 6201.

By *EVLYN BUEHN, Court*

Fee \$8.00

EXHIBIT *A*