

WTC 91939-SH



THIS SPACE

2011-012479

Klamath County, Oregon



11/07/2011 03:36:57 PM

Fee: \$37.00

After recording return to:

DANIEL KIRK

1452 GRASS VALLEY DR.

COLORADO SPRINGS, CO 80906

Until a change is requested all tax statements shall be sent to the following address:

DANIEL KIRK

1452 GRASS VALLEY DR.

COLORADO SPRINGS, CO 80906

Escrow No. MT91939-SH

Title No. 0091939

SWD1 r.041111

STATUTORY WARRANTY DEED

CHARLES HOWELL WELLS and SALOME S. WELLS, as tenants in common,

Grantor(s), hereby convey and warrant to

DANIEL KIRK and STEPHANIE KIRK, as tenants by the entirety,

Grantee(s), the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

The Northerly 40 feet of the S1/2 of the S1/2 of the SE1/4 of the NW1/4 lying Easterly of the Easterly right of way line of Highway 62, in Section 30, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon. The S1/2 of the NE1/4 Section 30, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$75,000.00**.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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 this 7 day of Nov, 2011.

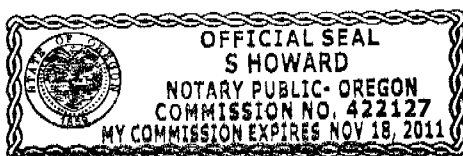
Charles Howell Wells
CHARLES HOWELL WELLS

Salome S. Wells
SALOME S. WELLS

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on Nov 7, 2011 by CHARLES HOWELL WELLS and SALOME S. WELLS.



S. Howard
(Notary Public for Oregon)

My commission expires 11-18-11

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