



THIS SPACE RESERVED FOR

2012-013885
Klamath County, Oregon
12/13/2012 01:28:37 PM
Fee: \$42.00

After recording return to:

KEITH A. WELLS

7708 KRESS DRIVE

KLAMATH FALLS, OR 97603

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

KEITH A. WELLS

7708 KRESS DRIVE

KLAMATH FALLS, OR 97603

Escrow No. MT95481-SH

Title No. 0095481

SWD r.020212

STATUTORY WARRANTY DEED

JACK MEANS and CONSTANCE M. MEANS, husband and wife,

Grantor(s), hereby convey and warrant to

KEITH A. WELLS,

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:

Lot 4 in Block 3 of Second Addition to Altamont Acres, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon. EXCEPT that portion conveyed for road purposes in Volume 362 at page 563 Deed Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$30,000.00**.

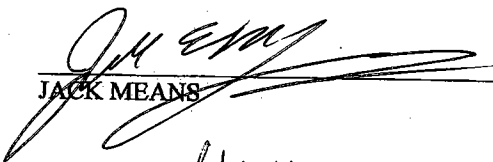
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

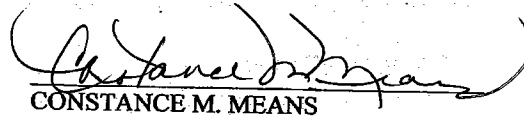
42 Amt.

C. TATIANA SCH
STATE OF WA
NOTARY
MY COMMISSION
08-29

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

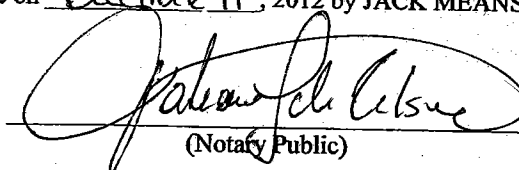
Dated this 11th day of December, 2012


JACK MEANS


CONSTANCE M. MEANS

State of Washington
County of King

This instrument was acknowledged before me on December 11th, 2012 by JACK MEANS and CONSTANCE M. MEANS.


(Notary Public)

My commission expires 8-29-2016

MITT-WILSON
WASHINGTON
PUBLIC
MY COMMISSION EXPIRES
16

C. TATIANA SCHMITT-WILSON
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES
08-29-16