



MTC 97479-DS

2013-007370
Klamath County, Oregon
 06/27/2013 03:35:24 PM
 Fee: \$47.00

After recording return to:

JACLYN OLIVIA SCHOCK

3333 Highway 422

Chiloquin, OR 97624

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

JACLYN OLIVIA SCHOCK

3333 Highway 422

Chiloquin, OR 97624

Escrow No. MT97479-DS

Title No. 0097479

SWD r.020212

STATUTORY WARRANTY DEED

**CHARLES WELLS AND SALOME WELLS, TRUSTEES OF THE WELLS 2011 REVOCABLE
 TRUST UAD JUNE 9, 2011,**

Grantor(s), hereby convey and warrant to

JACLYN OLIVIA SCHOCK and JACOB ANTON SCHOCK, 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:

*SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.*The true and actual consideration for this conveyance is **\$282,000.00**.

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:

47 AMT

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 25th day of June, 2013

THE WELLS 2011 REVOCABLE TRUST UAD JUNE 9,
2011

BY: Charles H. Wells Jr.
CHARLES WELLS, TRUSTEE

BY: Salome S. Wells
SALOME WELLS, TRUSTEE

State of Oregon
County of Klamath

This instrument was acknowledged before me on 6-25-, 2013 by CHARLES WELLS AND SALOME WELLS, TRUSTEES OF THE WELLS 2011 REVOCABLE TRUST UAD JUNE 9, 2011.

Debbie Sinnock
(Notary Public for Oregon)

My commission expires 9-8-13

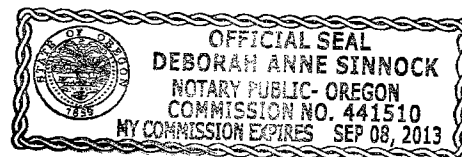


EXHIBIT "A"

PARCEL 1:

The S1/2 S1/2N1/2NE1/4, S1/2N1/2S1/2N1/2NW1/4, S1/2SE1/4NE1/4NW1/4, S1/2N1/2SE1/4NE1/4NW1/4, NE1/4SE1/4NW1/4, and N1/2SE1/4SE1/4NW1/4 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 NE1/4 NE1/4 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°10'14" East 380.11 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 21°35'45" 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 #3160, 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).