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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



James H. Wells

719 Cook St

Klamath Falls, OR 97601

Grantor's Name and Address

James H. Wells and Harold L. Wells

719 Cook St

Klamath Falls, OR 97601

Grantee's Name and Address

After recording, return to (Name and Address):

Harold L. Wells

719 Cook St.

Klamath Falls, OR 97601

Until requested otherwise, send all tax statements to (Name and Address):

Harold L. Wells

719 Cook St.

Klamath Falls, OR 97601

2016-002547

Klamath County, Oregon



00183528201600025470010017

03/08/2016 11:32:21 AM

Fee: \$42.00

Returned at Counter

## WARRANTY DEED - STATUTORY FORM

James H. Wells

\_\_\_\_\_, Grantor,  
conveys and warrants to James H. Wells and Harold L. Wells

with a right of survivorship

\_\_\_\_\_, Grantee,  
the following described real property free of encumbrances, except as specifically set forth herein, situated in Klamath  
County, Oregon:

LOT(S) 5 &amp; 6, BLOCK 3,

KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO 1,

AS RECORDED IN KLAMATH COUNTY, OREGON

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

The property is free from encumbrances, except (if none, so state):

none

The true consideration for this conveyance is \$ 0 (Here, comply with the requirements of ORS 93.030.)

DATED \_\_\_\_\_; any signature on behalf of a business or other entity is made with the  
authority of that entity.

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.

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on March 8th, 2016  
by James H. Wells

This instrument was acknowledged before me on March 8th, 2016  
by Harold L. Wells

as

of



Juana Ruiz  
Notary Public for Oregon  
My commission expires July 8, 2019