



THIS SPACE RESERVED FOR

2017-002580
Klamath County, Oregon
03/10/2017 03:52:01 PM
Fee: \$52.00

Gary Wells

Grantor's Name and Address

Gary Wells and Kristy Wells

PO BOX 113

Keno, OR 97627

Grantee's Name and Address

After recording return to:

Gary Wells and Kristy Wells

PO BOX 113

Keno, OR 97627

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

Gary Wells and Kristy Wells

PO BOX 113

Keno, OR 97627

File No. 151164AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Gary Wells

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Gary Wells and Kristy Wells, as Tenants by the Entirety,

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of **Klamath**, State of Oregon, described as follows, to wit:

See Exhibit "A" attached

The true and actual consideration paid for this transfer, stated in terms of dollars, is to change vesting.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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.

In Witness Whereof, the grantor has executed this instrument this 10th day of MAY, 2017; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Gary Wells
Gary Wells

State of OR } ss
County of Klamath }

On this 10th day of MAY, 2017, before me, Debbie Sinnock a Notary Public in and for said state, personally appeared Gary Wells, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Debbie Sinnock
Notary Public for the State of OR
Residing at: Klamath Co.
Commission Expires: 9-3-17

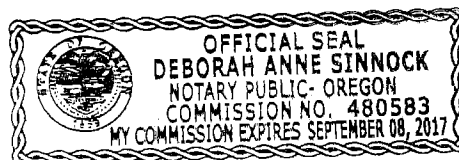


EXHIBIT "A"

Lot 9, Block 2, Tract 1083, CEDAR TRAILS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH an undivided one-third (1/3) interest in that well, pump and pumphouse located on Lot 8, Block 2, TRACT NO. 1083 CEDAR TRAILS along with access to said well from Lot 8, Block 2, Tract 1083 for the purpose of establishing a pipeline and for the purpose of maintaining said pipeline, said one-third interest to the above described well and the above described easement shall be for the benefit of said Lot 9, Block 2, Tract 1083, CEDAR TRAILS, situated in Section 20, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon and shall run with the land. Also said one-third interest and easement described herein shall be contingent upon the resident of said Lot 9, Tract 1083, CEDAR TRAILS whoever he or she may be, contributing to one-third of the cost of repairing, maintaining and operating said well, pump and pumphouse and it is meant by this conveyance and that all subsequent purchasers of said Lot 8, Block 2, Tract 1083, CEDAR TRAILS, shall be bound by the terms of this conveyance and that their rights in said well, pump and pumphouse and easements shall be contingent upon their so sharing in the expenses described herein.