



2017-005219

Klamath County, Oregon

05/12/2017 09:30:00 AM

Fee: \$52.00

THIS SPACE RESE

After recording return to:

Mark C. Wells and Clifford R. Wells and Lori A.
Lester

3620 Old Midland Rd

Klamath Falls, OR 97603

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

Mark C. Wells and Clifford R. Wells and Lori A.
Lester

3620 Old Midland Rd

Klamath Falls, OR 97603

File No. 166478AM

STATUTORY WARRANTY DEED

Annie Ross,

Grantor(s), hereby convey and warrant to

Mark C. Wells and Clifford R. Wells and Lori A. Lester, with Rights of Survivorship

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 NW1/4 and the N1/2 of NW1/4 of NE1/4, N1/2 of S1/2 of NW1/4 of NE1/4 and N1/2 of N1/2 of NE1/4 of SW1/4, Section 34, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$64,000.00.

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, 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 10 day of may, 2017

Annie Ross
Annie Ross

State of _____ } ss
County of _____ }

On this ____ day of _____, before me, _____ a Notary Public in and for said state, personally appeared Annie Ross, 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.

Notary Public for the State of CALIFORNIA
Residing at: _____
Commission Expires: 1-12-18

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California


County of YUBA

On MAY 10, 2017 before me, Yolanda Adams, Notary Public, personally appeared

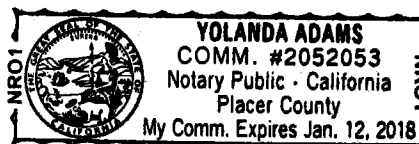
ANNIE ROSS who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/are subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in his/her/their authorized capacity~~(ies)~~, and that by ~~his/her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under **PENALTY OF PERJURY** under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature of Notary Public



OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

STATUTORY WARRANTY DEED
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 2 Document Date 5/10/17

(additional information)