



THIS SPACE RESERVED FOR

2017-008224
Klamath County, Oregon
07/24/2017 10:51:00 AM
Fee: \$47.00

After recording return to:

Cedar Trails Special Road District

P. O. Box 415

Keno, OR 97627

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

Cedar Trails Special Road District

P. O. Box 415

Keno, OR 97627

File No. 178871AM

STATUTORY WARRANTY DEED

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

Grantor(s), hereby convey and warrant to

**Cedar Trails Special Road District, a duly organized District of the County of Klamath, State of Oregon as
filed in the Klamath County Commissioner's Office,**

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 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.**

The true and actual consideration for this conveyance is **\$17,500.00.**

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:

2017-2018 Real Property Taxes, a lien not yet due and payable.

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 18th day of July, 2017.

Gary Wells
Gary Wells

Kristy Wells
Kristy Wells

State of OR } ss
County of KLAMATH }

On this 18th day of July, 2017, before me, Debbie Sinnock a Notary Public in and for said state, personally appeared Gary Wells and Kristy 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: 9-8-17

