



THIS SPACE RESERVED FOR

2018-011886

Klamath County, Oregon

09/28/2018 01:41:00 PM

Fee: \$87.00

After recording return to:

Chance Wells and Elizabeth Wells

5429 Lockford Dr

Klamath Falls, OR 97603

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

Chance Wells and Elizabeth Wells

5429 Lockford Dr

Klamath Falls, OR 97603

File No. 253509AM

STATUTORY WARRANTY DEED

Richard A. Gelhardt and Linda E. Gelhardt, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Chance Wells and Elizabeth Wells, 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:

A parcel of land situated in the N1/2 SE1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the East line of said Section 9, said point being South 0° 08' West a distance of 608.25 feet from the East one-quarter corner of said Section 9; thence North 0° 08' East along the East line of said Section 9 a distance of 208.71 feet; thence North 89° 52' West at right angles to the East line of said Section 9 a distance of 208.71 feet; thence South 0° 08' West parallel with the East line of said Section 9 a distance of 208.71 feet; thence South 89° 52' East a distance of 208.71 feet to the point of beginning.

The true and actual consideration for this conveyance is \$279,500.00.

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:

2018-2019 Real Property Taxes, a lien not yet due and payable.

87 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 26 day of September, 2018.

Richard A. Gelhardt
Richard A. Gelhardt

Linda E. Gelhardt
Linda E. Gelhardt

State of Oregon } ss
County of Clatsop }

On this 26 day of September, 2018, before me, Melissa R. Bland a Notary Public in and for said state, personally appeared Richard A. Gelhardt and Linda E. Gelhardt, 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.

Melissa R. Bland
Notary Public for the State of Oregon
Residing at: Clatsop County
Commission Expires: March 15, 2022

