



THIS SPACE RESERVED FOR

2019-001264

Klamath County, Oregon

02/11/2019 11:28:00 AM

Fee: \$87.00

After recording return to:

Stephen Napier and Mary Anna Napier, Trustees of the
Napier Trust, dated June 11, 2003

P.O. Box 1361

Chiloquin, OR 97624

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

Stephen Napier and Mary Anna Napier, Trustees of the
Napier Trust, dated June 11, 2003

P.O. Box 1361

Chiloquin, OR 97624

File No. 279104AM

STATUTORY WARRANTY DEED

Gary J. Wells,

Grantor(s), hereby convey and warrant to

Stephen Napier and Mary Anna Napier, Trustees of the Napier Trust, dated June 11, 2003,

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:

Beginning on the West line of the Crater Lake Highway in Fort Klamath, Oregon, at the Northeast corner of land deeded to Guss Page, being a point described as 150 feet Northwesterly along the East line of Lot 4, Section 16, Township 33 South, Range 71/2 East of the Willamette Meridian, Klamath County, Oregon, from the Southeast corner thereof; thence West along the North line of the Guss Page property a distance of 206 feet, more or less to the water ditch; thence Northerly along said ditch line to a point West of a point 82-1/2 feet Northwesterly along Highway from the point of beginning, being East to Highway; thence Southeasterly to the point of beginning, being a portion of said Lot 4 of said Section.

The true and actual consideration for this conveyance is \$95,000.00.

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:

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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 11 day of February, 2019

Gary J. Wells
Gary J. Wells

State of Oregon } ss
County of Klamath }

On this 11 day of February, 2019, before me,
Lisa Legget-Weatherby a Notary Public in and for said state, personally appeared Gary J. 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.

Lisa Legget-Weatherby
Notary Public for the State of Oregon
Residing at: Klamath
Commission Expires: 10/19/19

