



THIS SPACE RESERVED FOR

2019-003650

Klamath County, Oregon

04/04/2019 02:21:02 PM

Fee: \$87.00

After recording return to:

Mary L Wells and Douglas J Wells Sr.

PO Box 326

Crescent, OR 97733

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

Mary L Wells and Douglas J Wells Sr.

PO Box 326

Crescent, OR 97733

File No. 277179AM

STATUTORY WARRANTY DEED

Belinda G. Adams, individually, and as Affiant for the Estate of Thomas E. Hunt, Alma D. Hunt, and Thomas L. Hunt, as The Heirs and Devisees of Thomas E. Hunt, Deceased,

Grantor(s), hereby convey and warrant to

Mary L Wells and Douglas J Wells Sr., 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:

Lots 7, 8, 9, 10, 11 and 12, Block 28 of CRESCENT TOWNSITE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

R-2409-030DB-02401-000

R-2409-030DB-02401-000

The true and actual consideration for this conveyance is \$133,000.00.

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:

Return To:



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 3 day of April 2019.

The Heirs and Devisees of Thomas E. Hunt, Deceased

Belinda G Adams Affiant

Belinda G. Adams, Affiant for the Estate of Thomas E. Hunt

Alma D Hunt by Belinda G Adams as her attorney in fact

Alma D. Hunt, by Belinda G. Adams, as her attorney in fact

Belinda G Adams

Belinda G. Adams

Thomas L Hunt

Thomas L. Hunt

State of Oregon } ss
County of Deschutes }

On this 3rd day of April, 2019, before me, Tiffany Hudson a Notary Public in and for said state, personally appeared Belinda G. Adams as affiant for the estate of Thomas E. Hunt, individually and as attorney in fact for Alma D. Hunt and Thomas L. Hunt, 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.

Tiffany Hudson

Notary Public for the State of Oregon

Residing at: Oregon

Commission Expires: 5/9/2021

