



**2019-009842**  
Klamath County, Oregon  
08/27/2019 12:19:07 PM  
Fee: \$87.00

THIS SPACE RESERVED FOR R

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. 279108AM

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### STATUTORY WARRANTY DEED

**Gary James 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:

**Lots 1 and 2 in Block 2 of HOYT'S ADDITION to Fort Klamath, according to the official plat thereof on file  
in the office of the County Clerk, Klamath County, Oregon, TOGETHER WITH that portion of vacated  
Hoyt Street which inurred thereto.**

The true and actual consideration for this conveyance is \$35,000.00.

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 27 day of August, 2019.

Gary James Wells  
Gary James Wells

State of Oregon } ss  
County of Klamath }

On this 27 day of August, 2019, before me, Lynda West a Notary Public in and for said state, personally appeared Gary James 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.

Lynda West  
Notary Public for the State of Oregon  
Residing at: Klamath  
Commission Expires: 1-30-21

