2025-000442Klamath County, Oregon



01/22/2025 01:21:06 PM

Fee: \$92.00

AFTER RECORDING, RETURN TO:

Hanawalt Ferguson, Attorneys at Law PO Box 1153 Florence, Oregon 97439

UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING:

Bobbie K. Wells, Trustee 1770 Laurel Way Florence, Oregon 97439

Map & Tax Lot No.: R-2607-001A0-04000

Tax Account No.: R163094

GRANTOR: BOBBIE K. WELLS, Trustee of the RAY E. WELLS REVOCABLE TRUST;

and BOBBIE K. WELLS, Trustee of the BOBBIE K. WELLS REVOCABLE

TRUST

GRANTEE: BOBBIE K. WELLS, Trustee of the RAY E. WELLS BYPASS TRUST, Dated

October 20, 2023; and BOBBIE K. WELLS, Trustee of the BOBBIE K. WELLS

REVOCABLE TRUST, Dated December 1997
WARRANTY DEED

BOBBIE K. WELLS, Trustee of the RAY E. WELLS REVOCABLE TRUST, and BOBBIE K. WELLS, Trustee of the BOBBIE K. WELLS REVOCABLE TRUST, Grantor, conveys and warrants to BOBBIE K. WELLS, Trustee of the RAY E. WELLS BYPASS TRUST, U/T/A dated October 20, 2023, as to an undivided Fifty percent (50%) interest, and to BOBBIE K. WELLS, Trustee of the BOBBIE K. WELLS REVOCABLE TRUST, U/T/A Dated December 1997, as to an undivided Fifty percent (50%) interest, Grantee, the real property more particularly described on Exhibit A, attached hereto.

SUBJECT TO covenants, conditions and restrictions of record.

The true consideration for this conveyance is None.

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that is provided to Grantor under any policy of title insurance insuring Grantor's interest in the above-described property. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument to the extent of coverage that is provided to Grantor under any policy of title insurance insuring Grantor's interest in the above described property.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.30, 195.301, AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, WARRANTY DEED—Page 1

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: January 16, 2025

BOBBIE K. WELLS, Trustee RAY E. WELLS REVOCABLE TRUST, Grantor

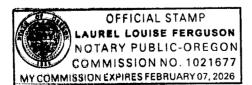
BOBBIE K. WELLS, Trustee

BOBBIE K. WELLS REVOCABLE TRUST,

Grantor

STATE OF OREGON)
) ss:
County of Lane)

On January 16, 2025, before me, Laurel L. Ferguson, a Notary Public in and for the County of Lane, State of Oregon, personally appeared personally appeared **Bobbie K. Wells**, in her capacity as Trustee of the RAY E. WELLS REVOCABLE TRUST and of the BOBBIE K. WELLS REVOCABLE TRUST, and known to me to be the person named in, and whose name is subscribed on, the foregoing WARRANTY DEED, and acknowledged that he/she executed the same as his/her free act and deed.



Notary Public for Oregon ()
My commission expires: February 7, 2026

Exhibit A

Real property located at 124738 Mowich Street, Crescent Lake, Oregon 97425, and more particularly described as follows:

Lot 20, Block 7, TRACT 1042, TWO RIVERS NORTH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.