

2025-000442

Klamath County, Oregon



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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



### **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.**