QUITCLAIM DEED

Vol. M 38-20085-12 80 Paga

THIS QUITCLAIM DEED made and executed this Aday of 3 December, 1979, by and between Valley Bank of Nevada, a state bank, as Trustee of the GERMAINE MARIE LENSTROM Trust of 4 September 12, 1978, hereinafter referred to as the Grantor, 5 and RICHARD A. WELLS and DIANE E. WELLS, husband and wife, 6 7 hereinafter referred to as the Grantees, both of $_$ 8 County, California, whose address is 2910 East 55th Way, 9 Long Beach, California 90805.

WITNESSETH:

11 That the Grantor, for and in consideration of the sum 12 of ten dollars (\$10.00) and other good and valuable consider-13 ation, the receipt whereof is hereby acknowledged, does by 14 these presents, remise, release, and forever quitclaim unto 15 the Grantees, as tenants by the entirety, and to heirs and 16 assigns forever, all of that certain property situated in the 17 County of Klamath, State of Oregon, more particularly 18 described as follows:

See Attachment "A"

20 TOGETHER with all and singular the tenements, heredita-21 ments, and appurtenances unto the Grantees, as tenants by 22 the entirety, and to their heirs and assigns forever.

IN WITNESS WHEREOF, the Grantor has hereunto set his 24 hand the day and year first above-written.

ss:

BETTY JEAN YOUNG

Notary Public - State of Nevada

Washoe County

My Appointment Expires Aug. 13, 1983

David Haft Trust Officer Valley Bank of Nevada

On the 12 day of December, 1979, personally appeared before me, a Notary Public, David Haft, Trust Officer for Valley Bank of Nevada, who acknowledged that he executed the foregoing Quitclaim Deed.

NOTARY

PUBLI

WM. PATTERSON CASHILL TRANEY & COUNSELS OR AT LAN SUITE 525 350 SOUTH CENTER RENO, NEVADA 8950

(702) 323-3194

1

2

10

19

23

25 26

27

28

29

30

31

32

STATE OF NEVADA

COUNTY OF WASHOE

H

80

Exhibit A

A tract of land situated on Government Lots 3 and 4, Section 21, Township 35 South, Range 7 E.W.M., more particularly described as follows:

Beginning at the one-half inch iron pipe marking the North one-fourth corner of said Section 21; thence East along the North line of said Section 21 a distance of 134.64 feet to a one-half inch iron pipe on the Westerly right-of-way line of U.S. Highway No. 97; thence Southerly along said right-of-way line to a point that is South 80°32'15" West a dis-tance of 50 feet and North 09°27'45" West a distance of 60 feet from the true point of beginning of that tract of land deeded to Nelson and described in Deed Volume 336 at page 17, Klamath County Deed Records; thence South 80 32'15" West parallel to and 60 feet from the Northerly line of said Nelson tract a dis-tance of 231 feet; thence North 09°27'45" West a distance of 607.11 feet, more or less, to the North line of said Section 21; thence East along the North line of said Section 21 a distance of 62.90 feet, more or less, to the point of beginning. (The above bearings and distances being based on survey maps No. 268 and 497 as recorded in the office of the Klamath County Surveyor.)

Subject to: Easements and rights of way of record and those apparent on the land; Rights of the Public in and to any portion of the above described property lying within the limits of public roads and highways; and Second half of taxes for fiscal year commencing July 1, 1966.

Keturn to,

Richard + Diane Wells inte OF OREGON; COUNTY OF KLAMATH; SS. 2910 East 55 th Way iled for record at request of <u>Transamerica Title Co.</u> Pong Beach, Ca <u>"Interview of April</u> A. D. 19.80 and 50 clock P. M., and 90805 "I'villy recorded in Vol. <u>N80</u>, of <u>Deeds</u> on Page 6721

Wm D. MILNE, County Cle ev Dernstha St