

KNOW ALL MEN BY THESE PRESENTS, That SALLY YOUNG, hereinafter called grantor,

for the consideration hereinafter stated, does hereby remise, release and quitclaim unto RICHARD A. WELLS and DIANE E. WELLS hereinafter called grantee, and unto grantee's heirs, successors and assigns all of the grantor's right, title and interest in that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

PER EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ -0-

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.) In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 26 day of February, 1980; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

SALLY YOUNG

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of CLATSOP, 19 80

Personally appeared Anna M. Taylor who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

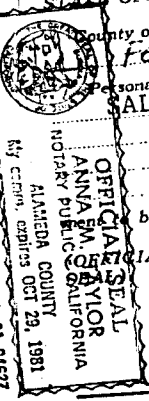
and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Notary Public for Oregon
My commission expires:

STATE OF OREGON, County of CLATSOP, 19 80
Personally appeared the above named SALLY YOUNG

and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me: Anna M. Taylor
Notary Public for Oregon
My commission expires:



SALLY YOUNG
38725 Lexington #221
Fremont, CA 94536
GRANTOR'S NAME AND ADDRESS
RICHARD A. AND DIANE E. WELLS
2910 East 55th Way
Long Beach, CA 90805
GRANTEE'S NAME AND ADDRESS

After recording return to:
RICHARD A. and DIANE E. WELLS
2910 East 55th Way
Long Beach, CA 90805
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
RICHARD A. and DIANE E. WELLS
2910 East 55th Way
Long Beach, CA 90805
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of CLATSOP
I certify that the within instrument was received for record on the 26 day of February, 19 80, at 10 o'clock M., and recorded in book 780 on page 6722 or as file/reel number 780-6722.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

By Anna M. Taylor Recording Officer
Deputy

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 $80^{\circ}32'15''$ West a distance of 50 feet and North $09^{\circ}27'45''$ 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 $80^{\circ}32'15''$ West parallel to and 60 feet from the Northerly line of said Nelson tract a distance of 231 feet; thence North $09^{\circ}27'45''$ 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.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 9th day of April A. D. 1980 at 3:50 clock P.M., at

July recorded in Vol. M80, of Deeds on Page 6723

Wm D. MILNE, County Clr

By Bernetha J. Hetch

Fee \$7.00