

KNOW ALL MEN BY THESE PRESENTS, That CLAUDE GILES

, 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 CLATSOP, 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 25 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.

CLAUDE GILES

Claude Giles

(If executed by a corporation, affix corporate seal)

STATE OF ~~OREGON~~ NEVADA

County of Washoe

February 25, 19 80

Personally appeared the above named
CLAUDE GILES

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

Before me, ANN COOK

Notary Public, State of Nevada

Notary Washoe County, NEVADA

My commission expires Nov. 9, 1982

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19 _____

and _____ 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 _____

_____ a corporation, 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.

Before me:

(SEAL)

Notary Public for Oregon
My commission expires:

CLAUDE GILES

P. O. BOX 4194

INCLINE VILLAGE, NV 89450

GRANTOR'S NAME AND ADDRESS

RICHARD A. & DIANE E. WELLS

2910 East 55th Way
Long Beach, CA 90805

GRANTEE'S NAME AND ADDRESS

After recording return to:

RICHARD A. & 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. & DIANE E. WELLS

2910 East 55th Way
Long Beach, CA 90805

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19 _____, at _____ o'clock M., and recorded in book _____ on page _____ or as file/reel number _____

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By _____

Deputy

SPACE RESERVED
FOR
RECORDER'S USE

6726

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 o'clock P. M., ar

uly recorded in Vol. M80 of Deeds on Page 6725

Wm D. MILNE, County Cl-

By Bernethand Keloch

Fee \$7.00