



07039258
WARRANTY DEED

AFTER RECORDING RETURN TO:
DAVID MICHAEL WELLS
DARCY LOU WELLS
P.O. BOX 850
KEHO, OR 97627

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

DONALD S. BEYER AND ELIZABETH BEYER, AS TRUSTEES OF THE BEYER
FAMILY TRUST OF 1986, AND DONALD S. BEYER AND ELIZABETH BEYER,
HUSBAND AND WIFE, hereinafter called GRANTOR(S), conveyed to
DAVID MICHAEL WELLS AND DARCY LOU WELLS, HUSBAND AND WIFE
hereinafter called GRANTEE(S), all that real property situated
in the County of RIBBIE, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND
HEREIN PART THEREOF AS THOUGH FULLY SET FORTH HEREIN.

"THIS INSTRUMENT WILL NOT BE IN 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
APPROVED USES."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of use and easements
of record, if any, and those apparent upon the land.

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$20,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 18th day of December, 1992.

THE BEYER FAMILY TRUST

BY: Donald S Beyer Trustee
DONALD S. BEYER, TRUSTEE

x Donald S Beyer
DONALD S. BEYER

BY: x Elizabeth Beyer Trustee
ELIZABETH BEYER, TRUSTEE

x Elizabeth Beyer
ELIZABETH BEYER

STATE OF CALIFORNIA, County of MARIN

DECEMBER 18, 1992

Personally appeared the above named DONALD S. BEYER and
ELIZABETH BEYER, AS TRUSTEES OF THE BEYER FAMILY TRUST OF 1986,
DONALD S. BEYER AND ELIZABETH BEYER, INDIVIDUALLY and
acknowledged the foregoing instrument to be their voluntary act
and deed.

Before me: Lauren D. Tallman
Notary Public in STATE OF CALIFORNIA
My Commission Expires 3/1/96

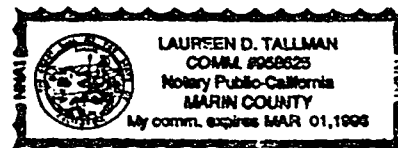


EXHIBIT "A"

PARCEL 1:

A parcel of land situated in Lot 12, Block 3, Tract 1083, CEDAR TRAILS, Section 20, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the West line of said Lot 12, Block 3, said point being South 00 degrees 02' 50" East 252.56 feet from the Northwest corner of Lot 12, Block 3; thence from said point of beginning North 89 degrees 50' 00" East 345.00 feet to a point on the East line of Lot 12, Block 3; thence South 00 degrees 02' 50" East 190.04 feet along the East line of Lot 12, Block 3 to a point; thence South 89 degrees 51' 00" West 345.00 feet to a point on the West line of Lot 12, Block 3; thence North 00 degrees 02' 50" West 189.94 feet along the West line of Lot 12, Block 3 to the point of beginning:

PARCEL 2:

Lot 12, Block 3, Tract 1083, CEDAR TRAILS, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM a parcel of land situated in Lot 12, Block 3, Tract 1083, CEDAR TRAILS, Section 20, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin at the Northwest corner of said Lot 12, Block 3; thence North 89 degrees 49' 42" East 345.00 feet along the North line of Lot 12, Block 3 to a 1/2" iron pin at the Northeast corner of Lot 12, Block 3; thence South 00 degrees 02' 50" East 252.59 feet along the East line of Lot 12, Block 3 to a point; thence South 89 degrees 50' 00" West 345.00 feet to a point on the West line of Lot 12, Block 3; thence North 00 degrees 02' 50" West 252.56 feet along the West line of Lot 12, Block 3 to the point of beginning.

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EXHIBIT "A" CONTINUED

AND ALSO EXCEPTING THEREFROM a parcel of land situated in Lot 12, Block 3, Tract 1083, CEDAR TRAILS, Section 20, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the West line of said Lot 12, Block 3, said point being South 00 degrees 02' 50" East 252.56 feet from the Northwest corner of Lot 12, Block 3; thence from said point of beginning North 89 degrees 50' 00" East 345.00 feet to a point on the East line of Lot 12, Block 3; thence South 00 degrees 02' 50" East 190.04 feet along the East line of Lot 12, Block 3 to a point; thence South 89 degrees 51' 00" West 345.00 feet to a point on the West line of Lot 12, Block 3; thence North 00 degrees 02' 50" West 189.94 feet along the West line of Lot 12, Block 3 to the point of beginning.

CODE 227 MAP 4008-20BO TL 4300
CODE 227 MAP 4008-20BO TL 4400

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 4th day
of Jan. A.D., 19 93 at 10:40 o'clock A M., and duly recorded in Vol. M93
of Deeds on Page 20.

FEE \$40.00

Evelyn Biehn. County Clerk

By Pauline Mullendore