

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Keith Alan Wells and Elizabeth Ellen Wells

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Larry T. Jarrell, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The North 1/2 of Lot 16, Block 6, ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

MOUNTAIN TITLE COMPANY

"This instrument will not allow 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."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed,

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 53,000.00

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 20th day of August, 19 93. 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.

STATE OF OREGON,  
County of Klamath ss.  
August 20, 19 93

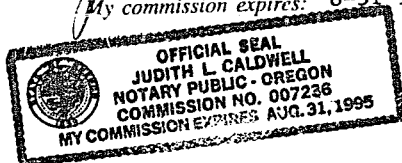
Keith A Wells  
Keith Alan Wells  
Elizabeth Ellen Wells  
Elizabeth Ellen Wells

Personally appeared the above named  
Keith Alan Wells  
Elizabeth Ellen Wells

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

Before me:

Judith L Caldwell  
Notary Public for Oregon  
My commission expires: 8-31-95



STATE OF OREGON, County of \_\_\_\_\_ ss.  
The foregoing instrument was acknowledged before me this \_\_\_\_\_, 19 \_\_\_\_\_, by \_\_\_\_\_, president, and by \_\_\_\_\_, secretary of \_\_\_\_\_

a \_\_\_\_\_ corporation, on behalf of the corporation.

Notary Public for Oregon \_\_\_\_\_  
My commission expires: \_\_\_\_\_ (SEAL)

Keith Alan Wells  
Elizabeth Ellen Wells  
C/O KFFSL

GRANTOR'S NAME AND ADDRESS

Larry T. Jarrell  
C/O KFFSL

GRANTEE'S NAME AND ADDRESS

After recording return to:

KLAMATH FIRST FEDERAL S&LA  
2943 SOUTH SIXTH STREET  
KLAMATH FALLS OR 97603

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

KLAMATH FIRST FEDERAL S&LA  
2943 SOUTH SIXTH STREET  
KLAMATH FALLS OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of Klamath

I certify that the within instrument was received for record on the 20th day of Aug., 19 93, at 3:37 o'clock P M. and recorded in book M93 on page 21015 or its file reel number 66637.  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

Pauline Niekirk Deputy

Fee \$30.00