

WARRANTY DEED

UTC 35874MS

GARY P. WELLS and PATRICIA A. WELLS, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell and convey to
DONALD J. RUSSO,

Grantee(s) and grantee's heirs, successors and assigns the following described
real property, free of encumbrances except as specifically set forth herein in
the County of KLAMATH and State of Oregon, to wit:

THE NORTH 42 FEET OF LOT 5 AND THE SOUTH 54 FEET OF LOT 4 IN BLOCK 3 OF
FIRST ADDITION TO MOYINA MANOR, ACCORDING TO THE OFFICIAL PLAT THEREOF ON
FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:

and the 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.

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST
PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is \$ 91,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 2107 UNITY STREET, KLAMATH FALLS, OR 97603

Dated this 15th day of August, 1995.

Gary P. Wells
GARY P. WELLS
Patricia A. Wells
PATRICIA A. WELLS

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. August 15 19 95
COUNTY OF Klamath

Personally appeared the above named Gary P. Wells and Patricia A. Wells
and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Return to:
DONALD J. RUSSO
2107 UNITY STREET
KLAMATH FALLS, OR 97603

Before me:

Marjorie A. Stuart
Notary Public for Oregon

My commission expires 12-20-98

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 16th day
of August A.D., 19 95 at 3:41 o'clock P M., and duly recorded in Vol. M95,
of Deeds on Page 21826.

FEE \$30.00

Bernetha G. Letsch, County Clerk
By Bernetha G. Letsch