

Warranty Deed -- Statutory Form

Virgil R. Wells and Artie N. Wells, husband and wife, Grantor, conveys and warrants to the MICKA-WELLS FAMILY LIMITED PARTNERSHIP #3, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

A parcel of land situate in Government Lot 17 Section 14, Township 41 South, Range 11 East of the Willamette Meridian, being more particularly described as follows:

As shown on Exhibit "A," attached hereto and made a part hereof as though fully set forth.

SUBJECT TO: Encumbrances, easements, reservations and restrictions of record, including the Mortgage of record recorded December 29, 1972, Instrument No. M72-15122, made a part hereof.

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 PRACTICE AS DEFINED IN ORS 30.930.

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under any policy of title insurance issued to Grantor at the time Grantor acquired property. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligation.

The true consideration for this conveyance is transfer into a family limited partnership.

Dated April 29, 1996

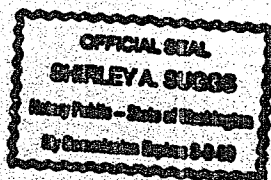
Virgil R. Wells
Virgil R. Wells

Artie N. Wells
Artie N. Wells

STATE OF OREGON, County of Pierce) ss.

Personally appeared the above-named Virgil R. Wells and Artie N. Wells, and acknowledged the foregoing instrument to be their voluntary act and deed.

Shirley A. Suggs
Notary Public for Oregon



After recording return to:
Robert C. Pittman
Attorney at Law
3730 South Pine Street
Tacoma, Washington 98409

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

Virgil R. Wells and Artie N. Wells
201 160th Street, S, Suite 102
Spanaway, Washington 98387

Exhibit "A"

Beginning at a 1/2" iron pin located at the intersection of the Northerly right of way line of the U.S.R.S. "J" Canal and the North line of said Government Lot 17 from which the Northeast corner of said Section 14 bears East, 115.80 feet; thence West along said North line of Government Lot 17, 790.97 feet to a 1/2" iron pin; thence leaving said North line South, 408.51 feet to a 1/2" iron pin on the Northerly right of way line of the said "J" canal; thence North 61° 10' 40" East along said right of way line, 712.61 feet to a 1/2" iron pin; thence along the arc of a 682.96 foot radius curve to the right (Delta=15° 02' 54"; Long Chord=North 68° 42' 07" East, 178.86 feet), 179.37 feet to the point of beginning.

Commonly known as: Property ID # R106815; Tax Account No. 136946

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Robert Pittman the 17th day
of June A.D., 19 96 at 1:25 o'clock P M., and duly recorded in Vol. M96
of Deeds on Page 17977.

Bernetha G. Letsch, County Clerk

FEE \$35.00

By Pauline M. Mulendore