

Warranty Deed -- Statutory Form

Virgil R. Wells and Artie N. Wells, husband and wife, Grantor, as tenants by the entirety, the heirs of the survivor, and their assigns, conveys and warrants to the MICKA-WELLS FAMILY LIMITED PARTNERSHIP #3, Grantee, an undivided 75% interest in and to the following described real property free of encumbrances except as specifically set forth herein:

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.

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.

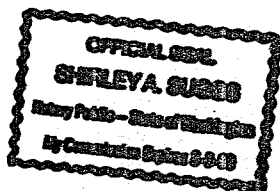
The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under any policy of title insurance issued to Grantor at the time 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 WASHINGTON, 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. Sugg
Notary Public for Washington
My commission expires: 8-8-99

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

17982

Exhibit "A"

NE $\frac{1}{4}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 6, Township 41 South, Range 12 East of the Willamette Meridian.

Commonly known as: Property ID# R108831; Tax Account No. 137090

SE $\frac{1}{4}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 31 and a portion of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 31, Township 40 South, Range 12 East of the Willamette Meridian, more particularly described as follows:

Beginning at an iron pin on the Southwest corner of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 31; thence North along the West line of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 31 a distance of 1320.0 feet to an iron pin on the Northwest corner of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 31; thence East along the North line of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 31 a distance of 330 feet, more or less, to the Easterly right of way line of Shasta View Unit No. 4 Canal; thence Southerly and Westerly along the Easterly and Southerly right of way line of said canal to its intersection with the point of beginning, all in Township 40 South, Range 12 East of the Willamette Meridian.

Commonly known as: Property ID# R627968; Tax Account No. 135302

ALSO

Government Lot 4 of Section 31, Township 40 South, Range 12 East of the Willamette Meridian and Government Lot 1 of Section 6, Township 41 South, Range 12 East of the Willamette Meridian.

Commonly known as: Property ID # R108859; Tax Account No. 137091

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Roger 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 17981.

FEE \$35.00

Bernetha G. Letsch, County Clerk

By Pauline M. Mendenhall