

MTC 42042-MS
WARRANTY DEED

43717

NANCY J. HASKINS,
Grantor(s) hereby grant, bargain, sell and convey to:
J. BRUCE WELLS and LORI F. WELLS, husband and wife,
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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
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 \$ 160,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 2600 HASKINS ROAD, BONANZA, OR 97523

Dated this Aug 13 day of 1997

Nancy J. Haskins
NANCY J. HASKINS

STATE OF Oregon SS. August 13 19 97

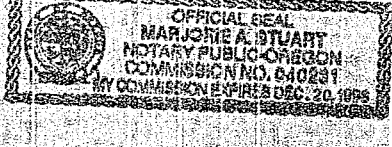
COUNTY OF Klamath

Personally appeared the above named Nancy J. Haskins

and acknowledged the foregoing instrument to be her voluntary act.

Before me:

Marjorie A. Stuart
Notary Public for Oregon
My commission expires 12-20-98



ESCROW NO. MT42042-MS

Return to:
J. BRUCE WELLS
2600 HASKINS ROAD
BONANZA, OR 97523

97 AUG 15 P 3:33

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of the SE1/4 SE1/4 NW1/4 of Section 30, Township 38 South, Range 11 East of the Willamette Meridian, more particularly described as follows: Beginning at a point which is the center of said Section 30; thence North on Haskins Road 284 feet; thence West 161 feet to the true point of beginning, thence West 246 feet to a point; thence North 266 feet to a point; thence East 246 feet to a point, thence South 266 feet, more or less, to the true point of beginning.

Together with a perpetual easement 30 feet in width for ingress and egress over and across an existing roadway running from the southeasterly corner of the above described parcel in a southeasterly direction approximately 200 feet to the westerly right-of-way line of Haskins Road.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 15th day of August A.D., 1997 at 3:33 o'clock P. M., and duly recorded in Vol. M97 of Deeds on Page 27013
FEE \$35.00
By Bernetha G. Letsch, County Clerk
Kathleen Boas