

STATE OF OREGON,
WARRANTY DEED County of Klamath ss.

Filed for record at request of:

ATC #03047729
AFTER RECORDING RETURN TO:
GARY E. GEPHART
11313 S.W. 33rd AVENUE
PORTLAND, OR 97219-7504

Aspen Title & Escrow
on this 19th day of May A.D., 1998
at 11:23 o'clock A. M. and duly recorded
in Vol. M98 of Deeds Page 16967

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

By Bernetha G. Letsch
Bernetha G. Letsch, County Clerk
Fee, \$30.00 Deputy

BYRON G. WELLS, hereinafter called GRANTOR(S), convey(s) and
warrants to GARY E. GEPHART, hereinafter called GRANTEE(S), all
that real property situated in the County of KLAMATH, State of
Oregon, described as:

Lots 1 and 2, Block 11, SPRAGUE RIVER VALLEY ACRES, in the
County of Klamath, State of Oregon.

CODE 221 MAP 3612-2A TL 5600

"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 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, contracts and/or
liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$41,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 19th day of May, 1998

Byron G. Wells
BYRON G. WELLS

STATE OF OREGON, County of Klamath)ss.

On May 19th 1998, personally appeared BYRON G. WELLS who
acknowledged the foregoing instrument to be his voluntary act
and deed.

Carole A. Lunde
Notary Public for Oregon
My Commission Expires: 8/15/00.

