

**Aspen**

TITLE &amp; ESCROW, INC.

WARRANTY DEED

ATC # 02048091

ASPEN TITLE &amp; ESCROW INC.

ESCROW # 02048091

AFTER RECORDING RETURN TO:

JAMES GARY WYLAND

NORA J. WYLAND

7129 TURNER COURT

KLAMATH FALLS, OREGON 97603

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

JERRY L. SHELLEY AND BERTHA SHELLEY, TRUSTEES OF THE SHELLEY  
FAMILY TRUST U.A.D. NOVEMBER 13, 1989 AND JERRY L. SHELLEY AND  
BERTHA SHELLEY, TRUSTEES OF THE SHELLEY FAMILY TRUST U.A.D.  
NOVEMBER 13, 1989 WHO ACQUIRED TITLE AS SHELLEY FAMILY TRUST,  
JERRY L. SHELLEY, TRUSTEE, BERTHA SHELLEY, TRUSTEE, hereinafter  
called GRANTOR(S), convey(s) and warrants to JAMES GARY WYLAND  
NORA J. WYLAND HUSBAND AND WIFE, hereinafter called GRANTEE(S),  
all that real property situated in the County of KLAMATH, State  
of Oregon, described as:

## PARCEL I

Lot 50, Block 1, Tract No. 1085 COUNTRY GREEN, in the County of  
Klamath, State of Oregon.

## PARCEL II

The East 1/2 of Lot 49, Block 1, Tract 1185, COUNTRY GREEN, in  
the County of Klamath, State of Oregon.

Code 100 Map 3909-13AA TL 4600

"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  
\$112,000.00.

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 12<sup>th</sup> day of JULY 1998.

SHELLEY FAMILY TRUST U.A.D.  
NOVEMBER 13, 1989

*[Signature]*  
JERRY L. SHELLEY, TRUSTEE

*[Signature]*  
BERTHA SHELLEY, TRUSTEE

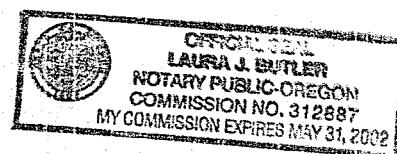
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STATE OF OREGON, County of Klamath)ss.

On July 13<sup>th</sup>, 1998, personally appeared JERRY L. SHELLEY AND  
BERTHA SHELLEY, TRUSTEES OF THE SHELLEY FAMILY TRUST U.A.D.  
NOVEMBER 13, 1989 who acknowledged the foregoing instrument to  
be their voluntary act and deed.

[Signature]  
Notary Public for Oregon  
My Commission Expires: 5/31/2002



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow  
of July A.D., 19 98 at 3:37 o'clock P M., and duly recorded in Vol. M98  
of Deeds on Page 25098

FEE \$35.00

Bernetha G. Letsch, County Clerk  
By [Signature]