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## STATUTORY WARRANTY DEED

LARRY T. SMITH AND ANNIE Q. SMITH

conveys and warrants to MARK WELLS AND BONNIE WELLS, HUSBAND AND WIFE, Grantor,

the following described real property free of liens and encumbrances, except as specifically set forth herein: Grantee,

THE W1/2 W1/2 OF LOT 17 IN SECTION 3, TOWNSHIP 35 SOUTH, RANGE 7 EAST OF THE

WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements on record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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 consideration for this conveyance is \$ 77,000.00

(Here comply with the requirements of ORS 93.030)

Dated this 11 day of August 19 98

X Larry T. Smith  
LARRY T. SMITH

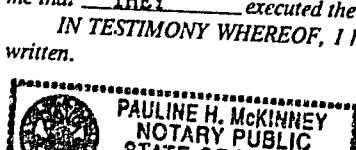
X Annie Q. Smith  
ANNIE Q. SMITH

STATE OF ~~Oregon~~ Nevada  
County of Washoe } ss.

BE IT REMEMBERED, That on this 13<sup>th</sup> day of August, 19 98, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named LARRY T. SMITH AND ANNIE Q. SMITH

known to me to be the identical individual s described in and who executed the within instrument and acknowledged to me that THEY executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Pauline H. McKinney  
Notary Public for Oregon, NV  
My Commission expires 1-25-2001

Title Order No. K-52530Escrow No. K52530D

After recording return to:

MARK WELLS7014 PARK AVENUECHILOQUIN, OR 97624

Name, Address, Zip

Until a change is requested all tax statement shall be sent to the following address.

MARK WELLS7014 PARK AVENUECHILOQUIN, OR 97624

Name, Address, Zip

STATE OF OREGON,

County of Klamath ss.

Filed for record at request of:

First American Titleon this 20th day of August A.D., 1998at 9:42 o'clock A. M. and duly recordedin Vol. M98 of Deeds Page 30640

Bernetha G. Letsch, County Clerk

By Kathleen Ross

Fee, \$30.00

Deputy: