



WARRANTY DEED

ATC 03648306

ATC #03048306

AFTER RECORDING RETURN TO:

BYRON G. WELLS

PO BOX 577
Childers, OR 97424UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEPEGGY L. CALLAS, TRUSTEE AND BARBARA L. CHILDERS, TRUSTEE, OF
THE BRYAN TRUST DATED NOVEMBER 7, 1979, hereinafter called
GRANTOR(S), convey(s) and warrants to BYRON G. WELLS,
hereinafter called GRANTEE(S), all that real property situated
in the County of KLANATH, State of Oregon, described as:SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
HEREIN"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
\$45,000.00.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 26th day of August, 1998.Peggy L. Callas
PEGGY L. CALLAS, INDIVID.Peggy L. Callas
PEGGY L. CALLAS, TRUSTEEBarbara L. Childers
BARBARA L. CHILDERS, INDIVID.Barbara L. Childers
BARBARA L. CHILDERS, TRUSTEE

STATE OF OREGON, County of Klamath)ss.

On August 25, 1998, personally appeared PEGGY L. CALLAS AND
BARBARA L. CHILDERS who acknowledged the foregoing instrument
to be their voluntary act and deed.Carole A. Linde
Notary Public for Oregon

My Commission Expires: 8/15/00.



EXHIBIT "A"

The Southerly 60 feet of the following described property:

That part of Lot 21, VICORY ACRES, in the County of Klamath,
State of Oregon, described as follows:

Beginning at the Northwest corner of said Lot 21; thence East
along the North line of said Lot 21 a distance of 100 feet;
thence South along a line parallel to the West line of said Lot
21 a distance of 200 feet; thence West along a line parallel to
the North line of said Lot a distance of 100 feet to the West
line of said Lot 21; thence North along the West line of said
Lot 21 a distance of 200 feet to the point of beginning.

CODE 41 MAP 3909-2AA TL 2800

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 27th day
of August A.D., 19 98 at 11:37 o'clock A. M., and duly recorded in Vol. M98
of Deeds on Page 31494.

FEE \$35.00

By Kathleen Rose Bernetha G. Letsch, County Clerk