

'99 APR 20 P3:16

RALPH W. WELCH and ISABEL S. WELCH, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
W. E. ROUSE and BARBARA J. ROUSE, as tenants by the entirety,
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: 10777 W. LANGELL VALLEY RD., BONANZA, OR 97623

Dated this 20th day of April, 1999.

x Ralph W. Welch
RALPH W. WELCH

x Isabel S. Welch
ISABEL S. WELCH

STATE OF OREGON SS. April 20 1999

COUNTY OF KLAMATH

Personally appeared the above named _____

RALPH W. WELCH and ISABEL S. WELCH

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:
Kristi L. Redd
Notary Public for Oregon
My commission expires 11/16/99

ESCROW NO. MT47784-KR

Return to:
W. E. ROUSE
10777 W. LANGELL VALLEY RD.
BONANZA, OR 97623

EXHIBIT "A"
LEGAL DESCRIPTION

The following described property situate in Township 40 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon;

Section 19: Government Lot 4

Section 30: Government Lots 1 and 2

Township 40 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon;

Section 24: That portion of the NE1/4 NW1/4, W1/2 NE1/4 and E1/2 SE1/4 lying East of Lost River

Saving and excepting therefrom those portions conveyed to the United States of America, by deeds recorded in Volume 61, page 242, Volume 79, page 131, Volume 85, page 186 and Volume 254, page 181, Deed Records of Klamath County, Oregon.

STATE OF OREGON : COUNTY OF KLAMATH.

Filed for record at request of Amerititle
of April A.D. 1999 at 3:16 o'clock P. M., and duly recorded in Vol M99
of Deeds on Page 14491

FEE \$35.00

Linda Smith, County Clerk

by Debbie Y. Williams