

99 JUN -1 P3:20

MTC 48120-MG
WARRANTY DEED

Vol. M99 Page 21559

DAVID MICHAEL WELLS and DARCY LOU WELLS, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
ELIZABETH A. SIMON and ALBERT L. PION, 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:

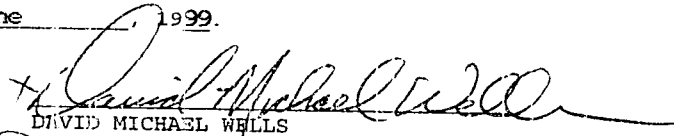
SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any;
and the grantor will warrant and forever defend the said premises and every
part and parcel thereof against the lawful claims and demands of all persons
whomsoever, except those claiming under the above described encumbrances.

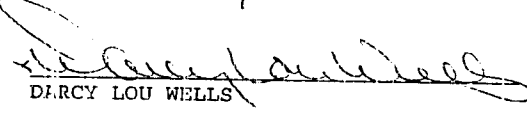
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT
IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR
ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY
SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO 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 \$ 190,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 2198 6TH STREET, SUITE 202, BERKLEY, CA 94710

Dated this 15th day of June 1999.


DAVID MICHAEL WELLS


DARCY LOU WELLS

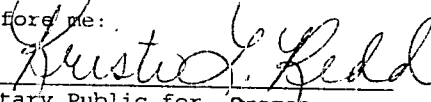
STATE OF Oregon SS. June 1 19 99
COUNTY OF _____

Personally appeared the above named David Michael Wells
and Darcy Lou Wells

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Notary Public for Oregon
My commission expires 1/22/01

ESCROW NO. MT48120-MG

Return to:
ELIZABETH A. SIMON
2198 6TH STREET, SUITE 202
BERKLEY, CA 94710

EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1:

A parcel of land situated in Lot 12, Block 3, Tract 1083, CEDAR TRAILS, Section 20, Township 40 South, Range 8, East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of said Lot 12, Block 3, said point being South 00 degrees 02' 50" East 252.56 feet from the Northwest corner of Lot 12, Block 3; thence from said point of beginning North 89 degrees 50' 00" East 345.00 feet to a point on the East line of Lot 12, Block 3; thence South 00 degrees 02' 50" East 190.04 feet along the East line of Lot 12, Block 3 to a point; thence South 89 degrees 51' 00" West 345.00 feet to a point on the West line of Lot 12, Block 3; thence North 00 degrees 02' 50" West 189.94 feet along the West line of Lot 12, Block 3 to the point of beginning.

PARCEL 2:

Lot 12, Block 3, Tract 1083, CEDAR TRAILS, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM a parcel of land situated in Lot 12, Block 3, Tract 1083, CEDAR TRAILS, Section 20, Township 40 South, Range 8, East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin at the Northwest corner of said Lot 12, Block 3; thence North 89 degrees 49' 42" East 345.00 feet along the North line of Lot 12, Block 3 to a 1/2 inch iron pin at the Northeast corner of Lot 12, Block 3; thence South 00 degrees 02' 50" East 252.59 feet along the East line of Lot 12, Block 3 to a point; thence South 89 degrees 50' 00" West 345.00 feet to a point on the West line of Lot 12, Block 3; thence North 00 degrees 02' 50" West 252.56 feet along the West line of Lot 12, Block 3 to the point of beginning.

AND ALSO EXCEPTING THEREFROM a parcel of land situated in Lot 12, Block 3, Tract 1083, CEDAR TRAILS, Section 20, Township 40 South, Range 8, East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of said Lot 12, Block 3, said point being South 00 degrees 02' 50" East 252.56 feet from the Northwest corner of Lot 12, Block 3; thence from said point of beginning North 89 degrees 50' 00" East 345.00 feet to a point on the East line of Lot 12, Block 3; thence South 00 degrees 02' 50" East 190.04 feet along the East line of Lot 12, Block 3 to a point; thence South 89 degrees 51' 00" West 345.00 feet to a point on the West line of Lot 12, Block 3; thence North 00 degrees 02' 50" West 189.94 feet along the West line of Lot 12, Block 3 to the point of beginning.

State of Oregon, County of Klamath
Recorded 6/01/99, at 3:26 p.m.
In Vol. M99 Page 21559
Linda Smith, County Clerk
Fee \$ 35-

Linda Smith