



THIS SPACE RESERVED FOR RECORDER'S USE

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After recording return to:

J. Bruce Wells

CU 2600 Madison Rd
EM Emmings, OR 97623

PH Until a change is requested all tax statements
shall be sent to the following address:

J. Bruce Wells

18 Same as above

1999 JUN 18 666

Escrow No. K54173V

Title No. K54173V

STATUTORY WARRANTY DEED

Madeline Ketcham, Grantor, conveys and warrants to J. Bruce Wells and Lori F. Wells, husband and wife, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

A Tract of land situated in the N $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 19, Township 39 South, Range 11 East of the Willamette meridian, Klamath County, Oregon, and as more particularly described in Exhibit "A", attached hereto and made a part hereof.

3911-1900-1500

3911-1900-1400

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of 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 \$55,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 16th day of JUNE, 1999.

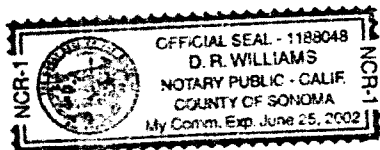
Madeline Ketcham

Madeline Ketcham

STATE OF California
County of Sonoma

} ss.

This instrument was acknowledged before me on this 16th day of JUNE, 1999
by Dean R. Williams, Notary Public Madeline Ketcham



D. R. Williams

Notary Public for Oregon
California

My commission expires: JUNE 25, 2002

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Exhibit A
Description of Property

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A tract of land situated in the N $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 19, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the North $\frac{1}{4}$ corner of said Section 19; thence South $00^{\circ}14'04''$ West, 1326.94 feet to the Southwest corner of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 19; thence North $89^{\circ}47'39''$ East 1327.44 feet to the Southeast corner of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 19; thence North $50^{\circ}13'50''$ East 289.93 feet to the Southwesterly right of way line of the County Road; thence following said line, Northwesterly along the arc of a curve to the right (central angle = $30^{\circ}54'45''$ and radius = 670 feet) 361.29 feet; thence North $10^{\circ}07'20''$ West 623.01 feet; thence Northerly along the arc of a curve to the right (central angle = $09^{\circ}01'22''$ and radius = 1310 feet) 206.30 feet to the North line of said Section 19; thence South $89^{\circ}49'58''$ West along the North line of said Section 19, 1261.18 feet to the point of beginning.

State of Oregon, County of Klamath
Recorded 6/18/99, at 3:04 p. m.

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Linda Smith,

County Clerk

Fee \$ 35- RE