

1999 NOV -9 AM 11:38

MTC 49444 -MG
WARRANTY DEED

Vol M99 Page 44720

MARK WELLS and BONNIE WELLS, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
KLAMATH COUNTY SCHOOL DISTRICT #53,
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:

A parcel of land located in the W1/2 W1/2 of Government Lot 17 in Section
3, Township 35 South, Range 7 East of the Willamette Meridian, Klamath
County, Oregon, being more particularly described as follows:

Beginning at the Southwest corner of Lot 17, Section 3, Township 35
South, Range 7 East of the Willamette Meridian, Klamath County, Oregon,
(C-E 1/16 corner); thence North 00 degrees 40' 18" East 666.30 feet to
the Northwest corner of said Lot 17; thence along the North line of Lot
17 North 89 degrees 37' 53" East 27.13 feet; thence South 00 degrees 14'
35" West 264.14 feet; thence South 32 degrees 07' 35" West 23.43 feet;
thence South 3 degrees 11' 48" West 383.04 feet to the point of
beginning.

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 10,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 1055 WASHBURN WAY, KLAMATH FALLS, OR 97601

Dated this 9 day of NOV, 1999.

Mark Wells
MARK WELLS

Bonnie Wells
BONNIE WELLS

State of Oregon
County of KLAMATH

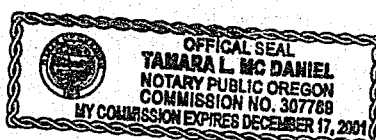
This instrument was acknowledged before me on NOV 9, 1999 by MARK
WELLS AND BONNIE WELLS.

Tamara L. McDaniel
(Notary Public for Oregon)

My commission expires 12/17/01

ESCROW NO. MT49444-MG

Return to:
KLAMATH COUNTY SCHOOL DISTRICT #53
1055 WASHBURN WAY
KLAMATH FALLS, OR 97603



State of Oregon, County of Klamath
Recorded 11/09/99, at 11:38 a.m.
In Vol. M99 Page 44720
Linda Smith,
County Clerk Fee \$ 30.00