



WARRANTY DEED

ASPEN TITLE ESCROW NO. 01050735

AFTER RECORDING RETURN TO:

Peter Schiotis

1729 Hogan St
Klamath Falls OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

Byron G. Wells, hereinafter called GRANTOR(S), convey(s) and
warrants to Peter Schiotis, hereinafter called GRANTEE(S), all
that real property situated in the County of Klamath, 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 12 day of January 2000.

Byron G. Wells
BYRON G. WELLS

STATE OF OREGON, County of Douglas) ss.

On January 12, 2000, personally appeared Byron G. Wells who
acknowledged the foregoing instrument to be his voluntary act
and deed.

Kathy L. Holcomb
Notary Public for OREGON
My Commission Expires: 8/4/2001



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

Recorded 1/14/00, at 3:41 p m.

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Linda Smith,

County Clerk

Fee \$ 26⁰⁰

RECEIVED
COUNTY CLERK
JAN 14 2000
CLERK'S OFFICE
Klamath County, Oregon

39 09 02AA