



WARRANTY DEED

ASPEN TITLE & ESCROW, INC. 01052470  
AFTER RECORDING RETURN TO:  
JULIA E. WELLS  
JEFFREY J. WELLS  
4028 SUMMERS LANE  
KLAMATH FALLS, OR. 97603

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

JULIA E. WELLS, WHO ACQUIRED TITLE AS JULIA E. HANLIN AND  
JEFFREY J. WELLS, hereinafter called GRANTOR(S), convey(s) and  
warrants to JULIA E. WELLS and JEFFREY J. WELLS, AS TENANTS BY  
THE ENTIRETY, 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 TO  
CORRECT NAMES AND VESTING.

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 16 day of MARCH 2001..

[Signature]  
JULIA E. WELLS

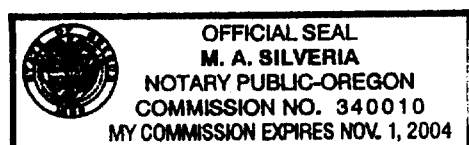
[Signature]  
JEFFREY J. WELLS

STATE OF OREGON, County of Klamath ) ss.  
march 16 2001  
OCTOBER       , 1990

Personally appeared the above named JULIA E. WELLS AND JEFFREY J  
WELLS and acknowledged the foregoing instrument to be THEIR  
voluntary act and deed.

Before me: [Signature]  
Notary Public for OREGON  
My Commission Expires: 11-01-04

26A



A portion of the NE 1/4 of the SE 1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point on the West line of Summers Lane, which point is South 1 degree 08' East 887.91 feet and South 88 degrees 57' West 30 feet from the quarter corner common to Sections 10 and 11 of said Township and Range; thence South 88 degrees 57' West, 150 feet; thence South 1 degree 08' East, 75 feet; thence South 88 degrees 57' West 235 feet to the East line of Lot 33 Summers Park; thence North 1 degree 08' West, 163.41 feet; thence North 88 degrees 57' East 415 feet to the West line of Summers Lane; thence South 1 degree 08' East along the West line of Summers Lane, 88.41 feet to the point of beginning.

CODE 41 MAP 3909-10DA TL 4100

State of Oregon, County of Klamath  
Recorded 03/21/01, at 2:55 p.m.  
In Vol. M01 Page 11352  
*Linda Smith,*  
County Clerk Fee \$ 26<sup>00</sup>

Initial: LSLJW  
Date: 3-16-01  
Time: \_\_\_\_\_