



THIS SPACE RESERVED FOR RECORDER'S USE

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After recording return to:

Faye Castleberry  
129225 Shotgun Road  
Post, OR 97752

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

Faye Castleberry  
129225 Shotgun Road  
Post, OR 97752

Escrow No. K56797B

Title No. K56797B

### STATUTORY WARRANTY DEED

J. Bruce Wells and Lori F. Wells, as tenants by the entirety, Grantor, conveys and warrants to Faye Castleberry, an estate in fee simple, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See legal description marked Exhibit "A" attached hereto and by this reference made a part hereof as though fully set forth herein.

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 \$120,000.00 (Here comply with the requirements of ORS 93.030)

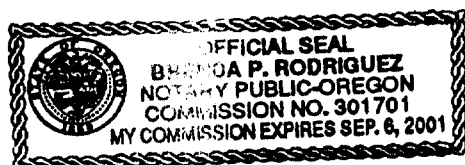
Dated this 4 day of April, 2001.

J. Bruce Wells  
J. Bruce Wells

Lori F. Wells  
Lori F. Wells

STATE OF OREGON  
County of Klamath } ss.

This instrument was acknowledged before me on this 4 day of April, 2001  
by J. Bruce Wells and Lori F. Wells



Brenda P. Rodriguez  
Notary Public for Oregon  
My commission expires: 9-6-01

## EXHIBIT "A" LEGAL DESCRIPTION

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, 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 04/04/01, at 2:35 p. m.  
In Vol. M01 Page 13984  
*Linda Smith,*  
County Clerk Fee\$ 26<sup>00</sup>