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MT60761-TM

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

GARY L. WELLS

~~19975 OLD MILL ROAD~~ P.O. BOX 346

LAKEHEAD, CA 96051

State of Oregon, County of Klamath

Recorded 05/15/2003 3:11 p.m.

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Linda Smith, County Clerk

Fee \$ 2/00 # of Pgs 1

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

GARY L. WELLS

~~19975 OLD MILL ROAD~~ P.O. BOX 346

LAKEHEAD, CA 96051

Escrow No. MT60761-TM

'03 MAY 15 PM3:11

WARRANTY DEED

LINDA L. BAUGHMAN, TRUSTEE OF THE JIMMIE D. AND LINDA L. BAUGHMAN TRUST DATED JANUARY 3, 2002, Grantor(s) hereby grant, bargain, sell, warrant and convey to:
GARY L. WELLS and KRISTY L. WELLS, as tenants by the entirety, 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:

Lot 10 in Block 2 of TRACT 1083 CEDAR TRAILS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

KEY #624685

ACCT #4008-020A0-01100

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.

The true and actual consideration for this conveyance is \$225,000.00.

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.

Dated this 13th day of May, 2003.

THE JIMMIE D. AND LINDA L. BAUGHMAN TRUST DATED JANUARY 3, 2002

BY: Linda L. Baughman, Trustee
LINDA L. BAUGHMAN, TRUSTEE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on May 13, 2003 by LINDA L. BAUGHMAN, TRUSTEE OF THE JIMMIE D. AND LINDA L. BAUGHMAN TRUST DATED JANUARY 3, 2002.



Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2003

21.02M