



After recording return to:

Gary Wells and Kristy Wells

12744 Shamrock Dr.
Klamath Falls OR 97601

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

Gary Wells and Kristy Wells

same

File No.: 7021-412996 (SAC)

Date: June 30, 2004

State of Oregon, County of Klamath

Recorded 10/04/04 3:14 p m

Vol M04 Pg 66965-67

Linda Smith, County Clerk

Fee \$ 31.00 # of Pgs 3

STATUTORY WARRANTY DEED

Lawrence Paul Leahy, Grantor, conveys and warrants to **Gary Wells and Kristy Wells as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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 **\$38,000.00**. (Here comply with requirements of ORS 93.030)

Dated this _____ day of _____, 20____.

66966

APN: R608257

Statutory Warranty Deed
- continued

File No.: 7021-412996 (SAC)
Date: 06/30/2004

*Lawrence Paul Leahy by
Natalyn Leahy attorney in fact*

Lawrence Paul Leahy

STATE OF ~~Oregon~~ Michigan)
County of Ingham) ss.

This instrument was acknowledged before me on this 1 day of October, 2004
by **Lawrence Paul Leahy**.

Denise L. Ferguson

Notary Public for Oregon
My commission expires:

DENISE L. FERGUSON
NOTARY PUBLIC INGHAM CO., MI
MY COMMISSION EXPIRES Mar 6, 2007



EXHIBIT A**LEGAL DESCRIPTION:**

A tract of land situated in the E 1/2 of the SW 1/4 and the NW 1/4 of the SE 1/4 of Section 29, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of said E 1/2 of the SW 1/4, said point being South 89°58'36" East 1319.48 feet and South 00°17'46" West 1191.22 feet from the West 1/4 corner of said Section 29; thence South 00°17'46" West along the West line of the E 1/2 of the SW 1/4, 365.91 feet; thence North 73°20'20" East 1445.82 feet; thence North 16°39'40" West 350.00 feet; thence South 73°20'20" West 1339.10 feet to the point of beginning.

Together with an easement for ingress and egress recorded November 26, 1996 in Volume M96, page 37235, records of Klamath County, Oregon.