MTC81759

STATUTORY BARGAIN AND SALE DEED

BRYAN J. WELLS, Grantor, conveys to BRYAN J. WELLS AND RUTH M. WELLS, HUSBAND AND WIFE, GRANTEE, the following described real property:

Lot 18, Block 4, PLAT NO. 1204, LITTLE RIVER RANCH, according to the official plat thereof on file in the office of the County Clerk of klamath County, Oregon.

Tax Account No(s): 699266
Map/Tax Lot No(s): 230902AO03400
The true consideration for this conveyance is $ CHANGE VESTING ONLY.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

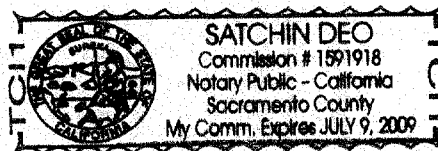Dated this _____ day of February, 2008.

_____
BRYAN J. WELLS

STATE OF CALIFORNIA ,COUNTY OF _SACRAMENTO_____) SS.

This instrument was acknowledged before me on February _21_, 2008 by BRYAN J. WELLS.

_____
(Notary Public)
My commission expires _July 09-2009_____

After recording return to:
WESTERN TITLE & ESCROW COMPANY
PO BOX 2879
LA PINE, OR 97739

Until a change is requested all tax statements shall be sent to the following address:
BRYAN WELLS
6140 BARKER ELMS COURT
CARMICHAEL, CA 95608

TITLE NO.   81759
ESCROW NO.   14-0004008