



KLAMATH COUNTY TITLE COMPANY

Vol. M89 Page 786

K-41096
STATUTORY WARRANTY DEED
 (Individual or Corporation)

RICHARD N. JOHNS AND DEBRA D. JOHNS

conveys and warrants to JIM L. O'NEILL AND PHYLLIS O'NEILL, husband and wife, Grantor.
 the following described real property in the County of Klamath and State of Oregon, Grantee.

Lot 1 Block 11 of Wagon Trail Acreages No. 1 Third Addition Tract No. 1136,
 according to the official plat thereof on file in the office of the County
 Clerk of Klamath County, Oregon.

This property is free of liens and encumbrances, EXCEPT:

Subject to easements and rights of way of record and apparent on the land.

The true consideration for this conveyance is \$ 6,700.00 (Here comply with the requirements of ORS 93.030*).

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 THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DATED this 9th day of December 19 88. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

X Richard N. Johns
 RICHARD N. JOHNS

X Debra D. Johns
 DEBRA D. JOHNS

STATE OF OREGON, County of COOS ss.

The foregoing instrument was acknowledged before me
 this 12th day of DECEMBER 19 88
 by RICHARD N. JOHNS and DEBRA

D. JOHNS

Notary Public for Oregon

My commission expires: 10-16-1990

After recording return to:

Mr. & Jim L. O'Neill
 2906 Fruitdale Dr.
 Coos Bay, Oregon 97420
 NAME, ADDRESS, ZIP

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

Same as Above

CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of _____ ss.

The foregoing instrument was acknowledged before me
 this _____ day of _____ 19 _____

by _____ and
 by _____
 of _____

a corporation, on behalf of the corporation.

STATE OF OREGON, ss.
 County of Klamath

Filed for record at request of:

Klamath County Title Co.
 on this 13th day of Jan. A.D., 1989
 at 1:55 o'clock P.M. and duly recorded
 in Vol. M89 of Deeds Page 786
 Evelyn Biehn County Clerk
 By Debra D. Johns
 Deputy.

Fee, \$8.00