



ARC # 05033572

WARRANTY DEED

AFTER RECORDING RETURN TO:  
MICHAEL D. NEALY  
GLENN ELLEN NEALY  
3113 Bristol Ave #36  
Klamath Falls, OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

DONALD K. KOSER hereinafter called GRANTOR(S), convey(s) to <sup>§5</sup> HUSBAND AND WIFE, MN <sup>7M</sup> MICHAEL D. NEALY and GLENN ELLEN NEALY, NOT AS TENANTS  
hereinafter called GRANTEE(S), all that real property situated IN COMMON,  
in the County of Klamath, State of Oregon, described as: BUT WITH  
Lot 11, Block 18, SECOND ADDITION TO KLAMATH RIVER ACRES, in the OF  
County of Klamath, State of Oregon. Survivorship  
hug MN

CODE 21 MAP 3908-3180 TL 1500

"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 covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except: 1) Taxes for the  
year 1989-90 are now a lien but not yet payable. 2) Conditions,  
Restrictions as shown on the recorded plat of Second Addition  
to Klamath River Acres as follows: Direct road access to Clover  
Creek County Road No. 603 prohibited for Lots 10 through 17,  
Block 18.

and will warrant and defend the same against all persons who may  
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is  
\$6,000.00.

In construing this deed and where the context so requires, the  
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
this 1st day of August 1989.

\* [Signature] \*  
DONALD K. KOSER

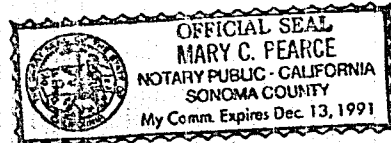
STATE OF CALIFORNIA Sonoma ss. (INDIVIDUAL)  
COUNTY OF On this 14th day of August, 19 89, before me, the undersigned, a Notary Public in and for said  
County, personally appeared Donald K. Koser

personally known to me, or proved to me on the basis of satisfactory evidence  
to be the person(s) whose name(s) is/are subscribed to the within instrument,  
and acknowledged to me that he executed the same.  
Witness my hand and official seal.

STAPLE HERE

[Signature]  
Notary Public in and for said County and State

MARY C. PEARCE  
Name (Typed or Printed)



(This area for official notarial seal)

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STATE OF OREGON: COUNTY OF KLAMATH: \$3.

Filed for record at request of Aspen Title Co. the 5th day  
of Sept. A.D., 19 89 at 10:40 o'clock A M., and duly recorded in Vol. M89,  
of Deeds on Page 16617.

Evelyn Biehn - County Clerk  
By Danline Mullenbore

FEE \$13.00