



ATC# 05034892
WARRANTY DEED

AFTER RECORDING RETURN TO:

WALTER E. HAUPT
TINA L. HAUPT

P.O. Box 7907
Klamath Falls, OR 97602

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

JAMES J. McNEICE AND CONNIE J. McNEICE, Husband and Wife
hereinafter called GRANTOR(S), convey(s) to WALTER E. HAUPT and
TINA L. HAUPT, Husband and Wife, hereinafter called GRANTEE(S),
all that real property situated in the County of Klamath, State
of Oregon, described as:

Lot 10, Block 1, KELENE GARDENS, in the County of Klamath, State
of Oregon.

CODE 41 MAP 3909-15AA TL 1000

"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) Conditions,
Restrictions as shown on the recorded plat of Kelene Gardens. 2)
Regulations, including levies, liens, assessments, water and
irrigation rights, Rights of way, and easements for ditches and
canals of Klamath Irrigation District and South Suburban
Sanitary District. 3) Easement as shown on the plat for
Utility easement that affect the rear 15 feet. 4) Declaration
of Conditions and Restrictions, but omitting any restrictions
based on race, color, religion or national origin recorded
October 14, 1950 in Book 316 at Page 445. 5) Mortgage,
including the terms and provisions thereof showing Gerald L.
Halva and Modine M. Halva as Mortgagors and State of Oregon,
represented and acting by the Director of Veterans' Affairs
dated September 23, 1977 and recorded September 26, 1977 in Book
M-77 at Page 18027., which Grantee's herein agree to assume and
pay according to the terms and conditions contained therein 6)
Assumption Agreement, including the terms and provisions
thereof executed by James J. McNeice and Connie J. McNeice and
recorded January 14, 1986 in Book M-86 at Page 746. 7) Trust
Deed, including the terms and provisions thereof showing James
J. McNeice and Connie J. McNeice as Grantors and Gerald L. Halva
and Modine M. Halva as Beneficiaries dated January 14, 1986 and
recorded January 14, 1986 in Book M-86 at page 748., which
Grantee's herein agree to assume and pay according to the terms
and conditions contained therein.

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
\$44,000.00.

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 15th day of March 1990.

James J. McNeice
JAMES J. McNEICE

Connie J. McNeice
CONNIE J. McNEICE

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STATE OF OREGON, County of KLAMATH)ss.

MARCH 22, 1990
Personally appeared the above named JAMES J. McNEICE AND CONNIE McNEICE and acknowledged the foregoing instrument to be their voluntary act and deed.
Before me, [Signature]
County Clerk for Oregon
My Commission Expires: March 4, 1992

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 20th day of March A.D., 19 90 at 3:49 o'clock PM., and duly recorded in Vol. M90 of Deeds on Page 5154.

FEE \$33.00

Evelyn Biehn, County Clerk

By Pauline Mullins

FILE & RECORDING