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70499

K-44909

SPECIAL WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That ABIQUA COMPANY, an Oregon corporation,  
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto MAX H. NEFF

hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the  
tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County  
of Klamath, State of Oregon, described as follows, to-wit:

\*Township 36 South, Range 9 East of the Willamette Meridian, Section 15:  
SE 1/4, SE 1/4, SW 1/4

THIS IS A CONTRACT COMPLETION DEED.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And the grantor hereby covenants to and with the grantee and grantee's heirs, successors and assigns that the real  
property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend  
the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through,  
or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 5,000.00  
① However, the actual consideration consists of or includes other property or value given or promised which is  
the whole consideration (indicate which). ② (The sentence between the symbols ① if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical  
changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 21 day of October, 1993;  
if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person  
duly authorized thereto by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-  
SCRIBED 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.

ABIQUA COMPANY

By: JAMES D. FOURNIER, Secretary

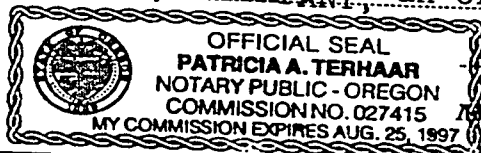
STATE OF OREGON, County of Marion

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,

by \_\_\_\_\_,

This instrument was acknowledged before me on October 21, 1993,  
by JAMES D. FOURNIER  
as Secretary

of ABIQUA COMPANY, an Oregon corporation



Patricia A. Terhaar  
Notary Public for Oregon

My commission expires \_\_\_\_\_

Abiqua Company, an Oregon  
corporation

Grantee's Name and Address  
Max H. Neff

Grantee's Name and Address  
After recording return to (Name, Address, Zip):  
Max H. Neff  
624 Main St.  
Klamath Falls, OR 97601

Until requested otherwise send all tax statements to (Name, Address, Zip):

NO CHANGE

SPACE RESERVED  
FOR  
RECORDER'S USE

Fee \$30.00

STATE OF OREGON,  
County of Klamath } ss.

I certify that the within instrument  
was received for record on the 29th day  
of Oct, 1993, at  
9:49 o'clock A.M., and recorded in  
book/reel/volume No. M93 on page  
28507 and/or as fee/file/instru-  
ment/microfilm/reception No. 70499,  
Record of Deeds of said County.

Witness my hand and seal of  
County affixed.

Evelyn Biehn, County Clerk  
NAME  
By Patricia A. Terhaar, Deputy  
TITLE