



81230

05-18-94A11:08 RCVD

Vol. m94 Page 15688

WARRANTY DEED

#01041702

AFTER RECORDING RETURN TO:

PHILIP L. NEILL
DIANA L. NEILL
5481 GATEWOOD DRIVE
KLAMATH FALLS, OR 97603

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

C. J. THOMPSON, hereinafter called GRANTOR(S), convey(s) to
PHILIP L. NEILL and DIANA L. NEILL, husband and wife,
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:

Lot 44, Block 3, Tract No. 1064, FIRST ADDITION TO GATEWOOD, in
the County of Klamath, State of Oregon.

Code 64 Map 3909-14DB TL 1400

INITIAL

"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 TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST
FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land,

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
\$79,900.00.

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 17th day of May 1994.

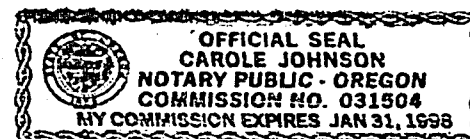
C. J. Thompson
C. J. THOMPSON

STATE OF OREGON, County of Klamath)ss.

On this 17th day of May, 1994,

Personally appeared the above named C. J. THOMPSON and
acknowledged the foregoing instrument to be his voluntary act
and deed.

Before me: Carole Johnson
Notary Public for Oregon
My Commission Expires: 1-31-98



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co the 18th day
of May A.D., 19 94 at 11:08 o'clock A.M., and duly recorded in Vol. M94,
of Deeds on Page 15688.

FEE \$30.00

Evelyn Biehn County Clerk

By Deborah Miller