

08-24-94 11:05 RCVD



## WARRANTY DEED

ATE #01042173  
AFTER RECORDING RETURN TO:  
MR. & MRS. WILLIAM E. HEIN  
P. O. BOX 558  
MALIN, OR 97632

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

MAX H. NEFF and BETTY J. NEFF, husband and wife, hereinafter  
called GRANTOR(S), convey(s) to WILLIAM E. HEIN and ELAINE HEIN,  
husband and wife, hereinafter called GRANTEE(S), all that real  
property situated in the County of KLAMATH, State of Oregon,  
described as:

The Southerly 50 feet of Tract 18, INDEPENDENCE TRACTS, in the  
County of Klamath, State of Oregon.

Code 41 Map 3909-114A Tax Lot: 400

"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  
\$22,000.00.

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 22nd day of August 1994.

MAX H. NEFF

BETTY J. NEFF

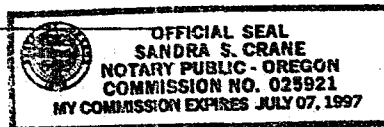
STATE OF OREGON )

) ss.

County of Klamath )

The foregoing instrument was acknowledged before me this 23rd day of  
August, 1994, by MAX H. NEFF and BETTY J. NEFF.

Before me: Sandra S. Crane  
Notary Public for OREGON  
Commission No. 025921  
My Commission Expires: July 7, 1997



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 24th day  
of Aug A.D., 1994 at 1:05 o'clock A.M., and duly recorded in Vol. M94  
of Deeds on Page 26386

FEES \$30.00

Evalyn Fiehn - County Clerk

By Candace M. Henderson