

KLAMATH COUNTY TITLE COMPANY

Vol. M95 Page

K-47634
STATUTORY WARRANTY DEED
 (Individual or Corporation)

JOHN L. NORTHCUTT AND CAROLYN A. NORTHCUTT

conveys and warrants to GORDON K. NEILSON AND SANDRA L. NEILSON, HUSBAND AND WIFE, Grantor,the following described real property in the County of KLAMATH and State of Oregon, Grantee,

THE NE½ OF SECTION 20 AND THE SW¼SE¼ OF SECTION 17, ALL IN TOWNSHIP 40 SOUTH,
 RANGE 14 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, SAVING
 AND EXCEPTING FROM THE ABOVE DESCRIBED PROPERTY EXISTING RIGHT OF WAY FOR
 ROADWAYS, DITCHES, CANALS OR LATERALS.

SUBJECT TO:

1. RESERVATIONS AND RESTRICTIONS OF RECORD, RIGHTS OF WAY AND EASEMENTS OF RECORD AND THOSE APPARENT UPON THE LAND, CONTRACTS AND/OR LIENS FOR IRRIGATION AND/OR DRAINAGE.
2. TRUST DEED, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED OCTOBER 10, 1991, IN VOLUME M91 PAGE 21258, MORTGAGE RECORDS OF KLAMATH COUNTY, OREGON, IN FAVOR OF LESLIE E. NORTHCUTT AND NORMA V. NORTHCUTT WHICH TRUST DEED GRANTEE HEREIN AGREES TO ASSUME AND PAY ACCORDING TO THE TERMS AND PROVISIONS CONTAINED THEREIN.

This property is free of liens and encumbrances, EXCEPT:

AS SET FORTH HEREIN ABOVE

The true consideration for this conveyance is \$ 220,000.00 (Here comply with the requirements of ORS 93.030*).

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 30.930.

DATED this 11 day of APRIL 19 95 If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

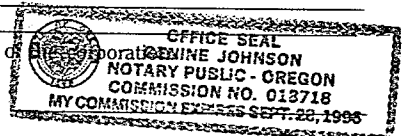
John L. Northcutt
 JOHN L. NORTHCUTT

Carolyn A. Northcutt
 CAROLYN A. NORTHCUTT

STATE OF OREGON, County of Klamath)ss.
 The foregoing instrument was acknowledged before me
 this 11th day of April 1995
 by John L. Northcutt and Carolyn A. Northcutt

Denise Johnson
 Notary Public for Oregon
 My commission expires: September 28, 1996

CORPORATE ACKNOWLEDGEMENT
 STATE OF OREGON, County of _____)ss.
 The foregoing instrument was acknowledged before me
 this _____ day of _____ 19 _____
 by _____ and
 by _____
 of _____
 a corporation, on behalf of _____



STATE OF OREGON,
 County of Klamath ss.

Filed for record at request of:

Klamath County Title
 on this 16th day of May A.D. 19 95
 at 3:30 o'clock P M. and duly recorded
 in Vol. M95 of Deeds Page 12725
 Bernetha G. Leisch County Clerk
 By Denise Johnson Deputy.

Fee, \$30.00

After recording return to:

Gordon & Sandra Neilson
 7950 RED PRAIRIE ROAD
 SHERIDAN OREGON 97378

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

Gordon & Sandra Neilson
 7950 RED PRAIRIE ROAD
 SHERIDAN, OREGON 97378