



WARRANTY DEED

ASPEN TITLE #04043421

AFTER RECORDING RETURN TO:
DONALD S. SCHIAVONE
80 LINCOLN STREET
KLAMATH FALLS, OREGON 97601

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

FRANKLIN D. NEU AND BARBARA R. NEU, CO-TRUSTEES OF THE FRANKLIN D. AND BARBARA R. NEU FAMILY TRUST DATED THE 11TH DAY OF AUGUST, 1994, hereinafter called GRANTOR(S), convey(s) to DONALD S. SCHIAVONE hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 1, Block 19, EWAUNA HEIGHTS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon. EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and through its State Highway Commission, recorded March 6, 1956 in Book 281 at Page 320, Deed Records of Klamath County, Oregon. ALSO that portion of vacated Ewauna Street which is adjacent to and inures to said Lot 1, Block 19, as recorded September 27, 1994 in Book M-94 at Page 30363.

CODE 1 MAP 3809-32BD TAX LOT 10100

"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, contracts and/or liens for irrigation and/or drainage, 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
\$4,500.00.

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 3RD day of JULY 1995.

Franklin D. Neu, Trustee
FRANKLIN D. NEU, TRUSTEE

Barbara R. Neu Trustee
BARBARA R. NEU, TRUSTEE

Franklin D. Neu
FRANKLIN D. NEU, INDIVIDUALLY

Barbara R. Neu
BARBARA R. NEU, INDIVIDUALLY

STATE OF CALIFORNIA)
COUNTY OF Alameda) ss.

On 7-6-95 before me,
, personally appeared FRANKLIN D.

NEU AND BARBARA R. NEU
personally known to me (or proved to me on the basis of
satisfactory evidence) to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their authorized

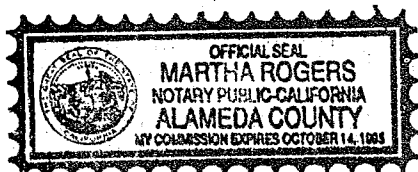
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capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Signature

My commission expires:



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 14th day
of August A.D., 19 95 at 3:44 o'clock P M., and duly recorded in Vol. M95,
of Deeds on Page 21603.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Annette Mueller