

5176

WARRANTY DEED

23041

Vol. 1995 Page 5MTC 35875 KR
MAX H. NEFF and BETTY J. NEFF,

Grantor(s) hereby grant, bargain, sell and convey to
CALVIN K. CALDWELL and DEBORAH L. CALDWELL, husband and wife,
 Grantee(s) and grantee's heirs, successors and assigns the following described
 real property, free of encumbrances except as specifically set forth herein in
 the County of KLAMATH and State of Oregon, to wit:
 SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
 SUBJECT TO: all those items of record and those apparent upon the land, if
 any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every
 part and parcel thereof against the lawful claims and demands of all persons
 whomsoever, except those claiming under the above described encumbrances.

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.

The true and actual consideration for this conveyance is \$ 130,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: 32907 RIVER BEND RD., CHILOQUIN, OR 97624

Dated this 25th day of August, 1995

Max H. Neff
 MAX H. NEFF

Betty J. Neff
 BETTY J. NEFF

NOTARY ACKNOWLEDGEMENT

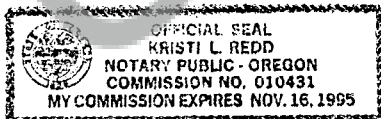
STATE OF Oregon
 COUNTY OF Klamath SS.

Aug. 25 19 95

Personally appeared the above named

Max H. Neff & Betty J. Neff

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Kristi L. Redd

Notary Public for OREGON

My commission expires 11/16/95

(seal)

Return to:

CALVIN K. CALDWELL
 32907 RIVER BEND RD.
 CHILOQUIN, OR 97624

35875-KR

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

A parcel of land situated in Section 33, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Government Lots 18, 23, 26, 31 and that portion of Government Lots 17 and 24 lying Westerly of Southern Pacific Railroad.

TOGETHER WITH a perpetual non-exclusive roadway easement twenty feet in width for ingress and egress over and upon a parcel of land situated in Government Lot 17 of Section 33, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, said easement lying ten feet on either side of the following described center line:

Beginning at a point on the Westerly right of way line of U. S. Highway No. 97 from which the East one-quarter corner of said Section 33 bears North 86 degrees 30' 50" East, 293.77 feet; thence leaving said right of way line South 87 degrees 19' 13" West, 64.84 feet; thence South 59 degrees 57' 03" West, 153.94 feet; thence South 77 degrees 35' 53" West, 38.89 feet to the Easterly right of way line of the Southern Pacific Railroad and the terminus of this easement.

PARCEL 2

The North 60 feet of Government Lot 17 lying Westerly of the right of way of the Dalles California Highway and Easterly of the Southern Pacific Railroad right of way situated in Section 33, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 25th day
of Aug A.D., 19 95 at 1:38 o'clock P M., and duly recorded in Vol. M95,
of Deeds on Page 23041.

FEE \$35.00

Bernetha G. Letsch, County Clerk

By *[Signature]*