

'96 MAR -8 P3:41

**Aspen**
TITLE & ESCROW, INC.

WARRANTY DEED

ASPEN TITLE ESCROW NO. 01044360

AFTER RECORDING RETURN TO:
Mr. and Mrs. Jesse J. McNeice
7310 FLAG COURT
KLAMATH FALLS, OR 97603UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE*J.Mc*
A.L.Mc WILLIAM P. LANDON and VIRGINIA B. LANDON, hereinafter called
GRANTOR(S), convey(s) to JESSE J. MC NEICE and ANN L. MC NEICE,
husband and wife, hereinafter called GRANTEE(S), all that real
property situated in the County of KLAMATH, State of Oregon,
described as:LOT 6, BLOCK 1, TRACT NO. 1085, COUNTY GREEN, in the County of
Klamath, State of Oregon.

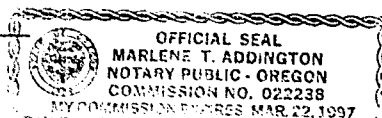
Code 100, Map 3909-13AA, Tax Lot 1500

"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
\$55,000.00.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 6th day of March, 1996.*William P. Landon*
WILLIAM P. LANDON*Virginia B. Landon*
VIRGINIA B. LANDON

STATE OF OREGON, County of Klamath)ss.

On March 8, 1996, personally appeared WILLIAM P. LANDON and
VIRGINIA B. LANDON, who acknowledged the foregoing to be their
voluntary act and deed.

Before me:

Marlene T. Addington
Notary Public for Oregon
My Commission Expires: March 22, 1997

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 8th day
of March A.D., 19 96 at 3:41 o'clock P M., and duly recorded in Vol. M96,
of Deeds on Page 6412.

FEE \$30.00

By *Bernetha G. Letsch*, County Clerk
Cheryl Russell