

17659

MTC 38085 KR

WARRANTY DEED

Vol. M96 Page 13189

LESLIE H. HUNT and LILLIAN P. HUNT, husband and wife,
Grantor(s) hereby grant, bargain, sell and convey to:
PHILIP L. NEILL and JUDY L. ELDER, with the rights of survivorship,
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:

Lots 6 and 7 in Block 1 of TRACT NO. 1225, TANGLEWOOD, according to the
official plat thereof on file in the office of the County Clerk of
Klamath County, Oregon.

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 \$ 162,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 3827 THICKET COURT, KLAMATH FALLS, OR 97601

Dated this 8 day of May, 19 96

Leslie H. Hunt
LESLIE H. HUNT

Lillian P. Hunt
LILLIAN P. HUNT

NOTARY ACKNOWLEDGEMENT

STATE OF OREGON

SS.

May 8

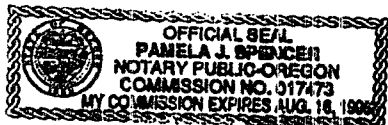
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COUNTY OF Klamath

Personally appeared the above named

LESLIE H. HUNT and LILLIAN P. HUNT

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Pamela J. Spencer

Notary Public for Oregon

My commission expires 8/16/96

ESCROW NO. MT38085-KR

Return to:

PHILIP L. NEILL
3827 THICKET COURT
KLAMATH FALLS, OR 97601

STATE OF OREGON,
County of Klamath SS.

Filed for record at request of:

AmeriTitle

on this 8th day of May A.D. 19 96
at 3:32 o'clock PM and duly recorded
in Vol. M96 of Deeds Page 13189.

Berntha G. Latsch, County Clerk

By Shirley Russell

Deputy.

Fee. \$30.00

96 MAY -8 P3:32