

96 JUN -5 NO:46

WARRANTY DEED

NEAL S. WADLEY, hereinafter referred to as "Grantor", conveys and warrants unto NEAL S. WADLEY and JUDITH L. IAMS, husband and wife, with right of survivorship, hereinafter referred to as "Grantee", all of his interest in that real property situated in Jackson County, State of Oregon and described as:

Lot 4 Block 5, Mountain Lakes Homesites, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the amount, nature, and terms of any right or indemnification available to Grantor under any title insurance policy, and Grantor shall have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantor under any such title insurance policy.

Grantor hereby covenants that Grantor is the owner of the above-described property free of all encumbrances except: any liens and encumbrances of record.

There is no monetary consideration for this transfer as it is for estate purposes only.

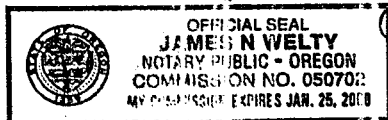
This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring the fee title to the property should check with the appropriate city or county planning department to verify approved uses and to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930.

DATED this 1 day of May, 1996.

Neal Wadley
NEAL WADLEY

STATE OF OREGON)
) SS.
COUNTY OF JACKSON)

On the 1 day of ^{MAY} ~~April~~, 1996, personally appeared the above-named NEAL WADLEY and acknowledged the foregoing instrument to be a voluntary act. Before me:



James N. Welty
Notary Public for Oregon
My Commission Expires: 1/25/00

Mail Tax Statements to: No change.

STATE OF OREGON; COUNTY OF KLAMATH: ss.

Filed for record at request of Davis, Gilstrap, Harris the 5th day of June A.D. 19 96 at 10:46 o'clock A M., and duly recorded in Vol. M96 of Deeds on Page 16451.

FEE \$30.00

Bernetha G. Letsch, County Clerk
By Cathy J. Russell