

21813

MTC38332LW

WARRANTY DEED

Vol. m96 Page 22050

ROLAND SCHILL,

Grantor(s) hereby grant, bargain, sell and convey to:

DOUGLAS E. NEIL AND BEVERLY G. NEIL HUSBAND AND WIFE, AND AMANDA JACOB NOT AS TENANTS IN COMMON BUT WITH 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:

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 \$ 75,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: ,

Dated this 19th day of JULY, 1996

Roland Schill
 ROLAND SCHILL

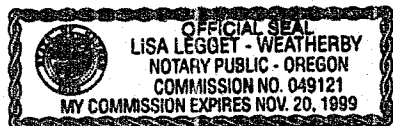
NOTARY ACKNOWLEDGEMENT

STATE OF OREGONSS. JULY 19 19 96COUNTY OF KLAMATH

Personally appeared the above named _____

ROLAND SCHILL

and acknowledged the foregoing instrument to be A voluntary act.



(seal)

Before me:

Lisa Legget-Weatherby
 Notary Public for OREGON

My commission expires 11/20/99

ESCROW NO. MT38332-LW

Return to:

DOUGLAS E. NEIL

EXHIBIT "A"
LEGAL DESCRIPTION

That portion of the N1/2 SW1/4; Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin which lies North 89 degrees 49' West along the quarter line a distance of 976.04 feet and South 6 degrees 02' West 510.3 feet from the iron pin which marks the center of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence continuing South 6 degrees 02' West 270.00 feet to an iron pin; thence North 89 degrees 49' West 541.6 feet to an iron pin which lies on the Easterly right of way line of The New Dalles-California Highway; thence North 11 degrees 36' West following the Easterly right of way line of The New Dalles-California Highway 274.37 feet to an iron pin; thence South 89 degrees 49' East 625.1 feet, more or less, to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 22nd day
of July A.D., 19 96 at 3:55 o'clock PM., and duly recorded in Vol. M96,
of Deeds on Page 22050.

FEE \$35.00

Bernetha G Letsch, County Clerk,

By [Signature]