

MTC 39281 DMS

MIRIAM KATHLEEN KING, HELEN PATRICIA PEMBROOK, AND DAVID L. O'DONAHUE, EACH AS TO AN UNDIVIDED 1/3 INTEREST,

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

JAMES NEAL AND JOY NEAL, 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 LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"

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 \$63,000.00

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 3440 San Sonita Drive, Santa Rosa, CA 95403

Dated this 8th day of October, 1996.

SEE SIGNATURE PAGE ATTACHED HERETO
AND MADE A PART HEREOF

NOTARY ACKNOWLEDGEMENT

STATE OF IDAHO

COUNTY OF CASSIA

ss. 10-10, 19 96

Personally appeared the above named DAVID L. O'DONAHUE

and acknowledged the foregoing instrument to be his voluntary act.

Before me:

Harold K. Hallgren
Notary Public for Idaho
My Commission Expires: 12-15-2000

AFTER RECORDING RETURN TO:
James Neal
3440 San Sonita Drive
Santa Rosa, CA 95403

96 OCT 14 AM 1:27

EXHIBIT "A"
SIGNATURE PAGE

MIRIAM KATHLEEN KING

HELEN PATRICIA PEMBROOK

David L. O'Donahue
DAVID L. O'DONAHUE

STATE OF _____
COUNTY OF _____ SS. _____ 19 _____
Personally appeared the above named _____
and acknowledged the foregoing instrument to be _____ voluntary act.
WITNESS My hand and official seal. (seal)

Notary Public
State of _____
My Commission expires: _____

STATE OF _____
COUNTY OF _____ SS. _____ 19 _____
The foregoing instrument was acknowledged before me this
19____, by _____
as _____ on behalf of _____

WITNESS My hand and official seal. (seal)

Notary Public
State of _____
My Commission expires: _____

EXHIBIT "A"
SIGNATURE PAGE

Miriam Kathleen King
MIRIAM KATHLEEN KING

HELEN PATRICIA PEMBROOK

DAVID L. O'DONAHUE

STATE OF COLORADO

COUNTY OF ARAPAHOE

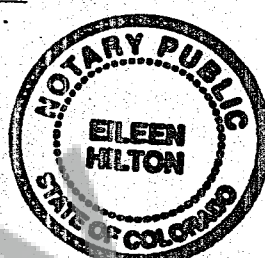
SS. 10-10 19 96

Personally appeared the above named Miriam Kathleen King
and acknowledged the foregoing instrument to be _____ voluntary act.

WITNESS My hand and official seal.

(seal)

Eileen Hilton
Notary Public
State of COLORADO
My Commission expires: 7-22-2000



STATE OF COLORADO

COUNTY OF ARAPAHOE

SS. 10-10 19 96

The foregoing instrument was acknowledged before me this OCTOBER 10
1996, by _____
as _____ on behalf of _____

WITNESS My hand and official seal.

(seal)

Eileen Hilton
Notary Public
State of COLORADO
My Commission expires: 7-22-2000

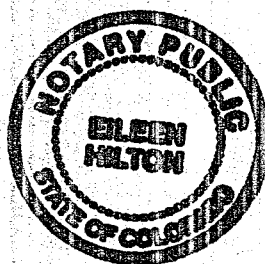


EXHIBIT "A"
SIGNATURE PAGE

MIRIAM KATHLEEN KING


HELEN PATRICIA PEMBROOK*see attached*

DAVID L. O'DONAHUE

STATE OF _____

SS. _____ 19 _____

COUNTY OF _____

Personally appeared the above named _____

and acknowledged the foregoing instrument to be _____ voluntary act.

WITNESS My hand and official seal. (seal)

Notary Public

State of _____

My Commission expires: _____

STATE OF _____

SS. _____ 19 _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____

19 _____, by _____

as _____ on behalf of _____

WITNESS My hand and official seal. (seal)

Notary Public

State of _____

My Commission expires: _____

State of California
County of Orange

On 10/11/96 before me, Katherine L. Armstrong
(DATE) (NAME/TITLE OF OFFICER - i.e. "JANE DOE, NOTARY PUBLIC")
personally appeared Helen Patricia Pemberton
(NAME(S) OF SIGNER(S))

☐ personally known to me -OR- ☒

proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Witness my hand and official seal.

(SEAL)

Katherine L. Armstrong
(SIGNATURE OF NOTARY)

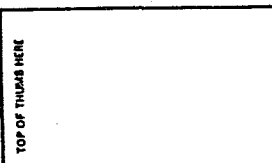
ATTENTION NOTARY

The information requested below and in the column to the right is OPTIONAL. Recording of this document is not required by law and is also optional. It could, however, prevent fraudulent attachment of this certificate to any unauthorized document.

THIS CERTIFICATE
MUST BE ATTACHED
TO THE DOCUMENT
DESCRIBED AT RIGHT:

Title or Type of Document _____
Number of Pages _____ Date of Document _____
Signer(s) Other Than Named Above _____

RIGHT THUMBPRINT (Optional)



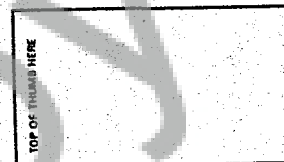
CAPACITY CLAIMED BY SIGNER(S)
☐ INDIVIDUAL(S)
☐ CORPORATE _____

OFFICER(S) _____ (TITLES)

☐ PARTNER(S) ☐ LIMITED
☐ GENERAL
☐ ATTORNEY IN FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

SIGNER IS REPRESENTING:
(Name of Person(s) or Entity(ies))

RIGHT THUMBPRINT (Optional)



CAPACITY CLAIMED BY SIGNER(S)
☐ INDIVIDUAL(S)
☐ CORPORATE _____

OFFICER(S) _____ (TITLES)

☐ PARTNER(S) ☐ LIMITED
☐ GENERAL
☐ ATTORNEY IN FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

SIGNER IS REPRESENTING:
(Name of Person(s) or Entity(ies))



EXHIBIT "A"
LEGAL DESCRIPTION

The Westerly 165 feet of Lots 33 and 34, PIEDMONT HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Excepting therefrom that portion of Lot 33 for Cannon Avenue as described in deed recorded July 12, 1957 in Volume 293, page 79, Deed Records of Klamath County, Oregon.

AND excepting therefrom a portion of Lot 33 described as follows:

Beginning at a point on the East line of Watson Street which is South a distance of 28.0 feet from the Northwest corner of said Lot 33; thence South along said East line a distance of 72.0 feet to the North line of Cannon Street; thence East along the North line of Cannon Street a distance of 165.0 feet to a point; thence North parallel with the East line of Watson Street, a distance of 72.0 feet to a point; thence West parallel with the North line of Cannon Street, a distance of 165.0 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 14th day
of October A.D., 1996 at 1:27 o'clock A.M., and duly recorded in Vol. M96
of Deeds on Page 32415
Bernetha G. Letsch County Clerk
By Kathleen Ross

FEE \$55.00