MTC 39720 DIAS

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 TOTALO

COUNTY OF CASIA

SS. 10-10 , 19 90

Personally appeared the above named DAVIOL O'DONO NUC

and acknowledged the foregoing instrument to be his voluntary act.

Before me:

Notary Public for Yully 100

My Commission Expires: 12-15-2000

AFTER RECORDING RETURN TO: James Neal 3440" San Sonita Drive Santa Rosa, CA 95403 EXH BIT "A"
SIGNA URE PAGE

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State of				
My Commission expires:		I to the contract		
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MIRIAM KATHLEEN KING

EXH BIT "A" SIGNA URE PAGE

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MIRIAM KATHLEEN KING				
HELEN PATRICIA PEMBROOK				
DAVID L. O'DONAHUE				
STATE OF COLORADO	SS.	10-10	. 9/	
COUNTY OF ARAPAHOE				
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Notary Public State of COLORADO My Commission expires: 7.22		10-70		ELEEN OF COLORISE
COUNTY OF ARAPAHOE	기 취회 사람들이 가입이 잘 말했다.	시간에 들어서 회사를 가는 것이다.		
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EXHIEIT "A" SIGNATURE PAGE

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HELEN PATRICIA PEMBROOK		
DAVID L. O'DONAHUE		
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COUNTY OF		
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and acknowledged the foregoing instr	ument to be	voluntary act.
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State of		
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			OFFICER(S)
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		evidence to be the person(s) whose name(s)	☐GENERAL ☐ATTORNEY IN FACT
		is/are subscribed to the	TRUSTEE(S)
		within instrument and acknowledged to me that	GUARDIAN/CONSERVATOR DOTHER:
		he/she/they executed the	
	AAAAAA	same in his/her/their authorized capacity(ies),	SIGNER IS REPRESENTING:
KAT	HERINE L. ARMSTRONG COMM. #1027612	and that by hig/her/their	(Name of Person(s) or Entity(ies)
F REAL NOT	A DU DI IRI IC - CALIFU INIA -	signature si on the instrument the person(s),	
W CONTRACTOR	ORANGE COUNTY Comm. Expires May 25, 1998	or the entity upon behalf	
7000		of which the person(s) acted, executed the	RIGHT THUMBPRINT (Optional)
		instrument.	
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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 O	REGON: CO	DUNTY OF K	LAMATH: SS.
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Filed for record at request of			the 14th	dav
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