

STATUTORY WARRANTY DEED

UNTIL A CHANGE IS REQUESTED,
ALL TAX STATEMENTS SHALL BE
SENT TO:

Stanley J. and Mary V. Neitling
9576 Greenbrier Drive
Klamath Falls, OR 97603

AFTER RECORDING,
RETURN TO:

Con P. Lynch
P.O. Box 741
Salem, OR 97308-0741

STANLEY J. and MARY V. NEITLING, Grantors, convey and warrant their interest to STANLEY J. NEITLING and MARY V. NEITLING, Trustees, or their successors in trust, under the STANLEY J. & MARY V. NEITLING LIVING TRUST, dated September 16, 1994, and any amendments thereto, Grantee, in the real property described as follows, in Klamath County, Oregon:

Lot 12 in Block 3 Tract 1172, Shield Crest, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER with an undivided interest in all those private roads shown on the plat and more particularly described in the Declaration recorded M84 page 4256, Deed records of Klamath County, Oregon.

Reserving and excepting in favor of Grantor and the owners of land in said Tract 1172 and easement over, across, and through the Northerly 10 feet of the above described lot for the purpose of installing, maintaining, and improving electrical power, gas, water, cable, television, and other utility deliver systems.

SUBJECT TO: All liens and encumbrances of record or apparent on the property by inspection.

The true and actual consideration for this conveyance consists of or includes other property or value given as provided which is the whole consideration.

The liability and obligations of Grantors to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantors under any policy of title insurance issued to Grantee at the time Grantors acquired such property. The limitations contained herein expressly do not relieve Grantors of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTION STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 IN ALL ZONES. 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 EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

DATED: 10.5.95

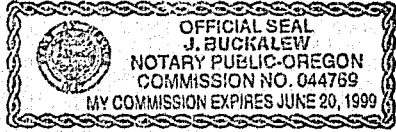
Stanley J. Neitling
STANLEY J. NEITLING

DATED: 10.5.95

Mary V. Neitling
MARY V. NEITLING

STATE OF OREGON)
) ss.
County of Klamath)

On 10-5-95, personally appeared the above-named STANLEY J. NEITLING and MARY V. NEITLING, and acknowledged the foregoing instrument to be their voluntary act. Before me:



J. Buckalew
Notary Public for Oregon
My Commission Expires: 6/20/99

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 1st day
of November A.D., 19 96 at 1:21 o'clock P M., and duly recorded in Vol. M96
of Deeds on Page 34554

FEES \$35.00

Bernetha G. Letsch County Clerk
By Bernetha G. Letsch