

WARRANTY DEED

#01046149

AFTER RECORDING RETURN TO:

JOHN CHARLES O'NEILL & MARLYS O'NEILL

JOHN CARL O'NEILL & C. CELESTE HENNINGER-O'NEILL

1972 Ford St
K Falls Ore 97601

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

TODD C. DOLL and ERIKA A. DOLL, hereinafter called GRANTOR(S),
convey(s) to JOHN CHARLES O'NEILL, as to an undivided one-third
interest and MARLYS O'NEILL, as to an undivided one-third
interest and JOHN CARL O'NEILL and C. CELESTE
HENNINGER-O'NEILL, husband and wife, as to an undivided
one-third interest, hereinafter called GRANTEE(S), all that
real property situated in the County of Klamath, State of
Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
HEREIN

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"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 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, contracts and/or
liens for irrigation and/or drainage, and will warrant and
defend the same against all persons who may lawfully claim the
same, except as shown above.

The true and actual consideration for this transfer is
\$140,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 15th day of April, 1997.

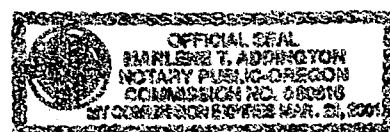
Todd C. Doll
TODD C. DOLL

Erika A. Doll
ERIKA A. DOLL

STATE OF OREGON, County of Klamath)ss.

On April 28, 1997, personally appeared
TODD C. DOLL and ERIKA A. DOLL who acknowledged the foregoing
instrument to be their voluntary act and deed.

Marlene T. Aldington
Notary Public for Oregon
My Commission Expires: 3-22-01



13469

EXHIBIT "A"

The W 1/2 of Lot 1 and the following described portion of Lot 2, Block 39, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon:

Beginning at the most Westerly corner of said Lot 2 and running thence Northeasterly along the line of Lots 1 and 2 of said Block, 75 feet; thence in a Southeasterly direction parallel with the Northeasterly line of said Lot, 33 feet 4 inches; thence in a Southwesterly direction, parallel with the Northwesterly line of said Lot 2, 75 feet; thence Northwesterly along the Southwesterly line of said lot, 33 feet 4 inches to the place of beginning.

CODE 1 MAP 3809-28CA TL 11500

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 2nd day
of May A.D., 19 97 at 11:29 o'clock A.M., and duly recorded in Vol. M97
of Deeds on Page 13468

FEE

\$35.00

Bernetha G. Letsch, County Clerk

by

Kathleen Rose