## MTC 41671-MS Vol. M97 Page 23048 WARRANTY DEED

TIMOTHY G. WAGENBLAST,

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

THOMAS F. NEAL and LUCILLE E. 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:

LOT 28 IN BLOCK 13 OF TRACT NO. 1170, THIRD ADDITION TO THE MEADOWS, ACCORDING TO THE OFFICIAL PLAT THEFEOF ON FILE IN THE OFFICE OF THE COUNTY CLERE OF KLAMATH COUNTY, OREGON.

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 \$ 77,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: P,O. Box 7283, Klamath FAlls, OR 97602-7283

Dated this ZIST	day of Buly or By 19.9%
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교내 하고 하고 있는 그를 다 있다.	TIMOTHY G. WAGENBLAST
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	있는데요? 그리는
	위하의 근로 돌아를 잘 맞는다면 좀 얼굴로 지원되었습니다. 네트 모르고 아니라 그 그 그 그 그 그 그 그 그 그 그 그 그 그 그 그 그 그 그
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STATE OF _	Oregon SS.	July 21 19 97
COUNTY OF	Klamath	
Personally	appeared the above named	Timothy G. Wagenblast
and acknow	ledged the foregoing instr	rument to be his voluntary act.
Pacate and	OFFICIAL SEAL	Before me:

OFFICIAL SEAL
MARJORIE A. STUART
NOTARY PUEUC-OREGON
COMMISSION NO. 040231
MYCOMMISSION EXPIRES DEC. 20, 1888
(Seal)

ESCROW NO. MT41671-MS

Return to: THOMAS F. NEAL P.O. Box 7283 Klamath Falls, OR 97602-7283 Notary Public for Oregon
My commission expires 12-20-98

STATE OF OREGON, County of Klamath ss.

Filed for record at request of:

on this	22nd	day of July	A.D., 1997
at1	1:34	oʻclockA.	_ M. and duly recorded
in Vol.	M97	of Deeds	Fage 23048
	Ву	11 0	etsch, County Clerk