

43424

MTC 41766-LW  
WARRANTY DEED Vol. M97 Page 26392

JAMES L. ALSTON,

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

RICHARD O'NEIL and YVONNE O'NEIL, 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 1 of Block 13, BUENA VISTA ADDITION to the City of Klamath Falls,  
according to the official plat thereof on file in the office of the  
County Clerk of Klamath County, Oregon.

AUG 12 1997

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 \$ 18,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: ,

Dated this 8th day of August, 1997

James L. Alston  
JAMES L. ALSTON

STATE OF OREGONCOUNTY OF KLAMATHss. August 8th 19 97

Personally appeared the above named JAMES L. ALSTON

and acknowledged the foregoing instrument to be HIS voluntary act.



Before me:

Lisa Legget - Weatherby  
Notary Public for Oregon  
My commission expires 11/20/97

ESCROW NO. MT41766-LW

STATE OF OREGON,  
County of Klamath ss.

Return to:  
RICHARD O'NEIL

Filed for record at request of:

Amerititle

on this 12th day of August A.D., 1997  
at 11:08 o'clock A.M. and duly recorded  
in Vol. M97 of Deed Page 26392

Bernetha G. Letsch, County Clerk

By Kathleen Ross  
Fee, \$30.00 Deputy.