



WARRANTY DEED

ASPEN TITLE ESCROW NO. 02046737
 AFTER RECORDING RETURN TO:
 LINDA S. NEVES
 806 OWENS
 KLANATH FALLS, OR. 97601

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

KARIN L. EVERSON, hereinafter called GRANTOR(S), convey(s) and warrants to LINDA S. NEVES, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A"

"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, Trust Deed, including the terms and conditions thereof, in favor of James W. Stapleton and Susan K. Stapleton, husband and wife with full rights of survivorship, recorded July 6, 1989 in Book M-89 at Page 12430 and assigned by instrument Recorded November 15, 1994 in Book M-94 at Page 35059, Klamath County Records Klamath County, Oregon, AND Trust Deed including the terms and provisions thereof, in favor of Anthony A. Harris and Fronda Lee Harris, husband and wife with full rights of survivorship recorded July 22, 1994 in Book M-94 at Page 22474 Klamath County Records, which Trust Deeds the Grantees herein DO NOT agree to assume and pay and Grantors hereby hold Grantees harmless therefrom, and Grantors herein warrant that these Trust Deeds will be paid in full prior to or at the time of payment in full of the Trust Deed between Grantor and Grantee herein which is being recorded immediately subsequent to the recording of this Deed,

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 \$42,500.00.

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

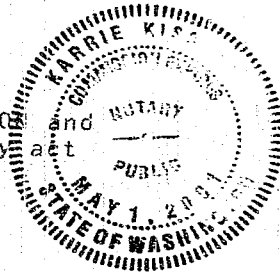
IN WITNESS WHEREOF, the grantor has executed this instrument this 29 day of September, 1997.

Karin L. Everson
 KARIN L. EVERSON

STATE OF WASHINGTON, County of Clack ss.

On September 29 1997, personally appeared KARIN L. EVERSON and acknowledged the foregoing instrument to be her voluntary act and deed.

Karin L. Everson
 Notary Public for WASHINGTON



Continued on next page

WARRANTY DEED
PAGE 2

My Commission Expires:

May 1, 2021

EXHIBIT "A"

PARCEL 1:

The Southerly 65 feet of Lots 23 and 24, Block 6, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon.

PARCEL 2:

A portion of Lot 22, Block 6, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at the Northeast corner of said Lot 22; thence West along the North line of said Lot, 70 feet; thence South parallel with Owens Street 4 feet; thence East 70 feet parallel with the North line of said lot; thence North along the East line of said lot, 4 feet to the point of beginning.

CODE 1 MAP 3809-33B TL 6300

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 8th day
of October A.D., 19 57 at 1:04 o'clock A. M., and duly recorded in Vol. M97
of Leeds on Page 33150

FEE \$35.00

By Kathleen G. Letsch Kathleen G. Letsch, County Clerk