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MTC 42465-KA
WARRANTY DEED

Vol. 272 Page 4032

JENSEN AND HOM LIMITED LIABILITY COMPANY, AN OREGON LIMITED LIABILITY COMPANY
Grantor(s), hereby grant, bargain, sell and convey to:
HEATHER L. NEVES, A SINGLE PERSON AND PAMELA E. NEVES, A SINGLE PERSON, WITH RIGHTS OF SURVIVORSHIP,

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:

PARCEL 1 OF LAND PARTITION 29-96, SITUATED IN THE SE1/4 OF SECTION 1, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, 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 \$ 23,900.00

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 4751 Bellm, #203, Klamath Falls, OR 97603

Dated this 2ND day of FEBRUARY, 1998.

SEE SIGNATURE PAGE ATTACHED HERETO
AND MADE A PART HEREOF

NOTARY ACKNOWLEDGEMENT

STATE OF _____

SS. _____, 19 _____

COUNTY OF _____

Personally appeared the above named _____

and acknowledged the foregoing instrument to be _____ voluntary act.

Before me:

Notary Public for _____
My Commission Expires: _____

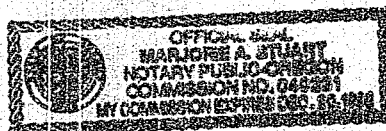
AFTER RECORDING RETURN TO:
Heather L. Neves
4751 Bellm, #203
Klamath Falls, OR 97603

EXHIBIT "B"
SIGNATURE PAGE

JENSEN AND HOM LIMITED LIABILITY COMPANY

BY *Philip L. Jensen*
PHIL JENSEN, AUTHORIZED SIGNERBY _____
GEORGE HOM, AUTHORIZED SIGNERSTATE OF _____ SS. _____ 19 _____
COUNTY OF _____Personally appeared the above named _____
and acknowledged the foregoing instrument to be _____ voluntary act.

WITNESS My hand and official seal. (seal)

Notary Public
State of _____
My Commission expires: _____STATE OF Oregon SS. Feb 5 19 98
COUNTY OF KlamathThe foregoing instrument was acknowledged before me this 2/5
1998, by Philip L. Jensen
as auth. agent on behalf of Jensen & Hom LLC

WITNESS My hand and official seal. (seal)

Marjorie A. Stuart
Notary Public
State of Oregon
My Commission expires: 12/31/98

EXHIBIT "B"
SIGNATURE PAGE

JENSEN AND HOM LIMITED LIABILITY COMPANY

BY

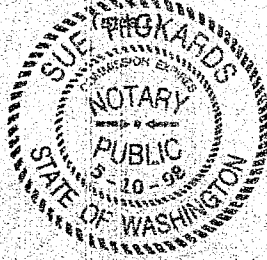
PHIL JENSEN, AUTHORIZED SIGNER

BY

GEORGE HOM, AUTHORIZED SIGNER

STATE OF WashingtonSS. Feb 6 19 98COUNTY OF ThurstonPersonally appeared the above named George Hom
and acknowledged the foregoing instrument to be his voluntary act.

WITNESS My hand and official seal.

Sue Richards
Notary Public
State of Washington
My Commission expires: 5-10-98

STATE OF _____

SS. _____ 19 _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____
19____, by _____
as _____ on behalf of _____

WITNESS My hand and official seal.

(seal)

Notary Public
State of _____
My Commission expires: _____

STATE OF OREGON, COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 9th day
of February A.D., 19 98 at 11:10 o'clock A. M., and duly recorded in Vol. 898
of Deeds on Page 4032

FEE \$40.00

By Bernetha G. Letsch
Bernetha G. Letsch, County Clerk