



WARRANTY DEED

ATE 02047605

AFTER RECORDING RETURN TO:
MICHAEL J. NEUMAN
11207 WHITE GOOSE DRIVE
KEND, OREGON 97627

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

MICHAEL L. PIVAC and LUCINDA C. PIVAC husband and wife,
hereinafter called GRANTOR(S), convey(s) and warrants to
MICHAEL J. NEUMAN, a single man hereinafter called GRANTEE(S),
all that real property situated in the County of KLAMATH, State
of Oregon, described as:

LOT 2, BLOCK 35, FIFTH ADDITION TO KLAMATH RIVER ACRES, IN THE
COUNTY OF KLAMATH, STATE OF OREGON

CODE 21 MAP 4008-688 TL 1400

*Copy to
State*
"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 90.390."

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
\$120,000.00.

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 4th day of May 1993.

Michael L. Pivac
MICHAEL L. PIVAC

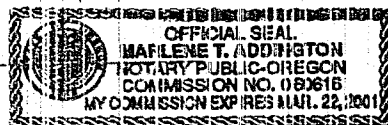
Lucinda C. Pivac
LUCINDA C. PIVAC

STATE OF OREGON, County of Klamath)ss.

On this 4th day of May, 1993

Personally appeared the above named MICHAEL L. PIVAC and
LUCINDA C. PIVAC and acknowledged the foregoing instrument to
be their voluntary act and deed.

Before me: *Harlene T. Addington*
Notary Public for Oregon
My Commission Expires: 3-22-01



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 4th day
of May A.D., 19 98 at 3:51 o'clock P.M., and duly recorded in Vol. 1198
of Deeds on Page 14990

FEE \$30.00

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